LAMOLLE HOUSE

RETURN TO
JAS. A. CLAYTON & CO.
(A CORPORATION)
SAN JOSE, CALIFORNIA.

24

Lamolle House

ABSTRACT OF TITLE

TO

85 x 74 ft. N.E. corner of Santa Clara and San Pedro Streets, part Lots 6 and 7 in Block 2, Range 4 North.

CITY OF SAN JOSE,
COUNTY OF SANTA CLARA,
STATE OF CALIFORNIA.

Dated June 26 1893.

MADE AT THE REQUEST OF

H. W. Wright, Esq.

SAN JOSE
ABSTRACT, TITLE AND TRUST CO.,
SUCCESSOR TO
EDWARDS & PITMAN AND POMEROY & HOWES,
24 North Second Street,
SAN JOSE, CAL.

COPY

OF AN

Abstract of Title.

OF

P. Hypolite Maffre in and to all that certain lot or parcel of land in the City of San Jose, County of Santa Clara, and State of California, and particularly described as follows:

Beginning at a point on the Western line of Market Street Seventy-four (74) feet Northerly from the Northern line of Santa Clara Street, and thence running along said line of Market street Northerly about Forty (40) feet to land of Yocco; thence at right angles Westerly about One hundred and ninety three (193) feet to the East line of San Pedro Street; thence along said line of San Pedro Street Southerly about 114 feet to Santa Clara Street: thence along the Northern line of Santa Clara street about Eighty-five (85) feet to a point on said line of Santa Clara Street distant One hundred and eight (108) feet Westerly from the Western line of

Market Street: thence Northerly parallel with and 108 feet distant (Westerly) from said line of Market Street a distance of Seventy-four (74) feet: and thence at right angles Easterly, One hundred and eight feet to the place of beginning.

:-:-:-:-:-:-:-:-:-:-:-:-:

Francisco Cyvrian

To

Pedro Chaboya

and

Pedro Chaboya

To

Francisco Cyvrian.

Petition.

Dated Sept. 2, 1846.

Act of Possession.

Dated Sept. 3, 1846.

Grant

Dated Sept. 28, 1846.

Senor Constitutional Judge of second Nomination. I, Francisco Cyvrian, citizen residing in this your jurisdiction, present myself before you in manner and form most favorable to my petition and ask a solar of 25 varas front and 12 in depth in continuation of the solar of Encarnacion Pacheco.

Therefore to you I humbly ask that you may act favorably whereby I will receive grace and justice, excusing the want of stamped paper.

Pueblo de San Jose de Guadalupe, Sept. 2, 1846.

Francisco Cyvrian.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Pueblo de San Jose Guadalupe, Sept. 3, 1846.

In view of the present petition I went with my assisting witnesses to the place designated by the party, and throwing (tirando) a cord of 25 varas, the same 25 varas front and 12 in depth were measured for Sen. Francisco Cyvrian to adjust the difficulty by reason of a street to be opened in the rear of said solar (in line) with the front of the solar of Pedro Davis, the same (this lot) being measured in a line with that of said Encarnacion Pacheco and that it may so appear this is given the interested as testimony to his satisfaction, he remaining in possession &c. &c. For which he has paid the dues, and the Judge has "passed" thereon as aforesaid. Signing it with the assisting witnesses.

Pedro Chabolla.

Assisting Witnesses.

Salvio Pacheco.

Mariano R.

John Burton,

The citizen Francisco Cyvrian holds the following decree:

In the Pueblo de San Jose Guadalupe, on the 28th day of September 1846 in virtue of the present petition, I, Judge of second Nomination exercising the authority with which the law fully invests me; I have granted to the citizen Francisco Cyvrian 25 varas front and 12 in

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depth to build a house thereon, in continuation of the solar which was granted to Encarnacion Pacheco, leaving a street for a front towards the East and towards the West 25 varas, of which the undersigned are witnesses and measurers. And that it may so appear the present testimony is given him. Entering this "espediente" in the respective book of solars on pages 9 and over, for which he has paid the dues and which the present Judge signed with the assisting witnesses.

Pedro Chabolla.

Assisting Witnesses.

Salvio Pacheco.

Jose de Jesus Mesa.

Recorded

Liber 1 Deeds pages 9 and following.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Francisco Cyvrian

To

Nicholas Lepage.

D E E D .

Dated March 17,1847.

Consideration $30.00

I, Francisco Cyvrian for and in consideration of the sum of $30. to me in hand paid by Nicholas Lepage, the receipt whereof is hereby fully confessed and acknowledged, hath bargained and sold to Nicholas Lepage a lot of land lying and being in the Pueblo de San Jose de Guadalupe and described in the adjoining title.

Attest: Charles White.

Francisco his x mark Cyvrian

Acknowledged March 17,1847.

Before John Burton, Justice of the Peace.

Recorded

Liber 1 of Deeds Page 211.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Nicholas Lepage

To

Arno Mobi.

D E E D .

Dated March 3,1847.

Consideration a Lot of land.

I,Nicholas Lepage,for and in consideration of a lot of land given me by Arno Mobi the receipt whereof is hereby fully confessed and acknowledged, hath bargained and sold and conveyed to Arno Mobi all my right title and interest in and to a lot of land lying and being in the Pueblo de San Jose the right and title of which is mentioned in this book.

In testimony whereof &c.

(signed) Nicholas Lepage.

Acknowledged March 8,1847.

Before John Burton,

Justice of the Peace.

(not signed)

Recorded March 3,1847.

Liber 1 Deeds Page 18.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Nicholas Lepage

To

Arno Mobi.

D E E D .

Dated July 20, 1847.

Consideration

"The sum of what the same is worth"

Hath bargained, sold and conveyed unto the said Arno Mobi and to his heirs and assigns forever, a certain messuage or lot of land which is described in the title within.

(signed) Nicholas Lepage.

Chas. White. John Burton.

Recorded

Liber 3 of Deeds Page 60.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Francisco Cyvrian

_____To _____ Petition.

Pedro Chaboya, Judge &c. Sept. 2d 1846.

Pedro Chaboya, Judge &c.

_____ To _____ Act of Possession.

Francisco Cyvrian. Sept. 3d 1846.

Francisco Cyvrian

_____ To _____ D E E D .

Nicolas Lepage March 17th 1847.

____ and ____

Nicolas Lepage

____ To_____ D E E D .

Arno Mobi. July 20th 1847.

Senor Constitutional Judge of 2d Nomination.

I, Francisco Cyvrian, citizen, residing in this your jurisdiction, present myself before you in manner and form most favorable to my petition, and ask a solar of 25 varas front and 12 in depth, in continuation of the solar of Encarnacion Pacheco. x x x x

Therefore of you I humbly ask that you may act favorably whereby I will receive grace and justice, excusing the lack of stamped paper.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Pueblo de San Jose Gde. September 2d 1846.

Francisco Cyvrian.

Pueblo de San Jose Gde. Sept. 3d 1846.

In view of the present petition I went with my assisting witnesses to the place designated by the party and throwing (tirando) a cord of 25 varas, the same (said) 25 varas front and 12 in depth were measured for Sor. Francisco Cyvrian, to adjust the difficulty, by reason of a street to be opened in the rear of said Solar (in line) with the front of the Solar of Pedro Davis, the same (this lot) was measured on a line with that of said Encarnacion Pacheco: and that it may so appear this is given the interested as testimony to his satisfaction, he remaining in possession &c. &c. for which he has paid the dues, and the Judge has "passed" thereon as aforesaid, signing it with the assisting witnesses.

Assisting witnesses Pedro Chabolla,

Salvio Pacheco. (Rubrica)

"Mariano Pi-Z"

:-:-:-:-:-:-:-:

I, Francisco Cyvrian for and in consideration of the sum of $30. to me in hand paid by Nicolas Lepage, do bargain, sell and give over to the said Nicolas La-

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

page a lot of land lying and being in the Pueblo de San Jose, and described in the within title.

Dated March 17th 1847.

Francisco his x mark Syvrian

Attest: Charles White.

Acknd. March 17th 1847

Before John Burton J. P.

I, Nicolas Lepage for and in consideration of the sum of what the same is worth, to me in hand paid by Arno Mobi, receipt whereof is fully confessed and acknowledged, hath bargained, sold and conveyed unto the said Arno Mobi, and to his heirs and assigns forever, a certain messuage or lot of land which is described in the within title.

Dated July 20th 1847.

Nicolas Lapage.

Chas. White.

John Burton, Alcalde.

Recorded July 6, 1863.

Book "R" of Deeds Page 120 &c.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

John Burton,

First Alcalde

To

Charles White.

Petition & Grant.

Dated June 17,1847.

To his honor John Burton 1st Alcalde,Pueblo de San Jose,

Your petitioner being a citizen of this Pueblo requests your Honor to grant him as a building lot, all that there may be over what Charles Ma.Webber and Arno Mobi is entitled to in that block on the corner which is known as the North west corner of Santa Clara and Market Streets. The lot asked for by your petitioner is what may prove vacant between said Arno Mobi's lot and the street which runs in front of Peter Davidson's house, taking what small space there may be in front on Santa Clara Street and running in depth fifty varas and your petitioner herewith tenders to your honor the price which the land provides.

And as in duty bound he shall ever pray &c.

Pueblo de San Jose, June 17,1847.

Chas. White.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Jusgada del Pueblo de San Jose de Guadalupe.

Be it remembered that I, John Burton, 1st Alcalde, Pueblo de San Jose, do hereby grant to the petitioner and his heirs and assigns as a building lot what is asked for in his petition provided he pay the sum of two reales for each vara in front for the number of varas there may be vacant when said lot is measured.

Given under my hand this 17th day of June A.D. 1847.

John Burton, Alcalde.

Recorded July 30, 1847.

Liber 3 Deeds Page 74.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Charles White

Ellen Elizabeth, his wife.

To

Arno Mobi.

D E E D .

Dated Feby.3,1849.

Consideration $1.oo

Hath bargained,sold and conveyed unto second party his heirs and assigns forever,all their title,interest and claim in and to all that messuage or lot of land lying and being on the corner of Sam Pedro and Santa Clara Streets, extend from the house of the said party of the second part,which is located in Santa Clara Street to the corner of San Pedro Street 15 varas and from the eastern post on Santa Clara Street of said house 15 varas parallel with Sam Pedro Street.

(signed) Charles White

Ellen E. White.

Acknowledged April 19,1849.

Before K. H. Dimmick, 1st Alcalde.

Recorded

Liber 5 Deeds Page 36.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Arno Maubé.

To

Doña Josefa Archuleta.

D E E D .

(Copy)

Sr. Juez Constitucional.

Hayandome procsimo ha contraer matrimonio con Da. Josefa Archuleta hija ligitima de Dn. Jose Archuleta y de Da. Juana de Dios Montero, segun el orden de nuestra Santa Madre Yglesia Catolica Apostolica Romana, declaro ser mi voluntad dar por via de dote a su referida Da. Josefa Archultta un solar con con veinte y siete varas (27 v.) de frente y quince varas de fondo con su edificio correspondiente, siendo este edificado de tablas situado en el Pueblo de San Jose de Guadalupe, colindante al Norte y al Este con el Sr. White, al Sur con la calle de Santa Clara, y al oeste con la de San Pedro.

Para que tenga lugar o toda la fuerza que en derecho se requiere acompano los titulos de propriedad que de dho. solar tengo para que en visto de ellos el Senor Juez se sirva Antorizar la presente carta. Por tanto a V. suplico se sirva hacer dha. autorizacion con arreglo a lo qe. dijo espresado de lo que recibire gracia y justicia.

Pueblo de San Jose de Guadalupe. Agosto 22 de 1848.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Pueblo de San Jose Agtº 23 de 1849.

Certifico que la antecedente donacion ha sido dado por el Sr. A.Maube con todo su voluntad.

Jose Fernandez, Alcalde.

Asistencia. Francisco Dias.

Asistencia. Macsimo Y. Fernandez.

Es copia sacada a la letra del original qe. se alla su poder del interesado.

S. Jose Guadalupe Sbre. 6 de 1849.

Jose Fernandez,

Alcalde.

Recorded

In Book 5 of Deeds Page 230.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Arno Maubi

——— To ———

Josefa Archuleta.

Endowment of Marriage Portion.

August 23, 1849

(Translation)

Being about to contract marriage with Miss Josefa Archuleta, legitimate daughter of Mr. Jose Archuleta and Juana de Dios Montero according to the ordinance of our Sainted Mother Roman Catholic Apostolic Church, I declare of my own free will what I give by way of dowry to the aforesaid Josefa Archuleta (dar por via de dote) a su referida Dona Josefa Archuleta (a solar con veinte y siete varas de frente y que quince varas de fonde) a lot of 27 varas in front and 15 varas of depth with a wooden house (tablas) thereon (correspondiente) in the Pueblo de San Jose de Guadalupe (colindante al norte y el este con el del Sor. White y al Sur con las calle de Santa Clara y el oeste con la de San Pedro), bounded on the North and East by the land of Mr. White, on the South by Santa Clara Street and on the West by that of San Pedro.

And begs the Constitutional Judge to issue the required authority.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Certificate that the foregoing donation was made by Arno Maubi of his own free will .

(signed) Jose Fernandez. Alcalde.

Witness: Francº Dias.

Macsimo Y. Fernandez.

Recorded Sept. 6, 1849.

Liber 5 of Deeds Page 230.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Ellen E. White

To

Peter Davidson.

D E E D .

Dated June 27, 1852.

Consideration $350.

Grant, bargain, sell, and convey unto the second party their heirs and assigns forever, all my right, title and interest of in and to the North one half of Lot 7 and the whole of lot No.8 fronting on San Pedro Street.

To have and to hold unto second party his heirs and assigns forever.

Acknd. June 27, 1853.

Before J.M.Murphy, County Recorder.

Recorded June 30, 1853.

Liber F Deeds Page 194.

Charles White died April 12, 1853.

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SAN JOSE, CAL.

Peter Davidson and

Maria Josefa Castro de Davidson, his wife.

To

Josefa Archuleta de Mobi.

D E E D .

Dated Oct. 25, 1854.

Cons. $250.

Do bargain, sell and convey unto said Josefa Archulata de Mobi and to her heirs and assigns forever, all their and each of their right title and interest, claim both at law and in equity as well in possession as in expectancy of, in and to all that certain piece of land situated immediately back of said Mobi's property in the City of San Jose on San Pedro Street having a front of 35 feet on said street and extending back to said Davidson's land with all and singular &c.

Acknd. Oct. 26, 1854.

Before J.A. Yoell, Notary Public.

Recorded Oct. 27, 1854.

Liber H of Deeds page 256.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

In the Probate of the County of Santa Clara, and State of California.

In the Matter of the Estate

——— of ———

Arno Maubi, Deceased.

Case No.417. Reg.E page 324.

1867

Sept.10 Petition for Letters of Administration filed.

Copy.

To the Hon. I. A. Senter, Judge of the Probate Court of the County of Santa Clara.

The petition of P.H.Maffre respectfully shows that Arno Maubi died in the City of San Jose, County of Santa Clara and State of California, on or about the 9th day of August A.D.1867, that said deceased at the time of his death was a resident of the City of San Jose, County of Santa Clara, and State of California, and that he has left Estate in said City and County and within the jurisdiction of this Court.

That due search and inquiry have been made to ascertain if said deceased left any will and testament but none has been found and according

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to the best knowledge and belief of your petitioner said deceased died intestate.

Your petitioner further shows that the Estate of said Arno Maubi deceased so far as he has been able to ascertain the same is of about the value of four hundred and dollars and consists as follows:

Real Estate in the City of San Jose, and County of Santa Clara of the value of $400. or thereabouts which is separate property.

That the only heirs at law of said deceased so far as known to your petitioner are Eugene Maubi and Anois Maubi minor children of said deceased aged respectively seventeen and fifteen years residing in San Jose, said deceased also left his widow, residing in the City of San Jose.

Wherefore your petitioner prays that a day of Court may be appointed for hearing this application, that due notice thereof be given by the Clerk by posting notices according to law and that upon said hearing and the proof to be adduced, letters of administration upon said Estate may be issued to your petitioner, and your petitioner will ever pray &c.

(sgd) P. H. Maffre

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SAN JOSE, CAL.

A. Lovell,

Atty. for Petitioner.

Filed Sept.16,1867.

Sept.16 Order time set for hearing Petition.

Records D page 437.

Sept.16 Request of widow for appointment of P.H.Maffre as administrator.

Sept.16 Notice and affidavit of posting filed.

Sept.28 Order issuing letters of Administration issued to P. H. Maffre.

Records D pp.439.

" " Letters of Administration recorded in Book A Probate Letters pp.224.

Oct.25 Bond filed and approved Book A Probate Bonds page 224.

" 28 John Lessieur, G.M.Yoell, D.F.Brassy appointed appraisers.

Records D page 460.

Nov.2 Inventory and appraisement filed.

Cites, following Real Estate.

Lot of land in the City of San Jose, described as follows:

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SAN JOSE, CAL.

1867 Beginning at the corner of Santa Clara and San Pedro Streets and running thence Easterly along Santa Clara street 14 11/12 feet: thence at right angles Northerly 41 3/4 feet: thence Westerly to San Pedro Street: thence Southerly along San Pedro Street to place of beginning. And being 14 11/12 feet front on Santa Clara Street and 41 3/4 feet on San Pedro Street, and values the same at $300.

Personal property 35.

Nov. 2 Petition for Homestead Allowance filed.

Copy.

To the Hon. F. M. Senter, Probate Judge of and for the County of Santa Clara.

The petition of Josefa Archuleta de Maubi widow of Arno Maubi deceased, respectfully showeth: That letters of administration have been granted herein to P.H.Maffre and that an inventory and appraisement of the Estate of said deceased have been returned to and filed in this Court, as required by law, duly certified by the appraisers.

That the real Estate returned in said inventory is situated in the City of San Jose, County of Santa Clara, and State of California, and described as follows:

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SAN JOSE, CAL.

Beginning at the corner of Santa Clara and San Pedro Streets and running thence Easterly along Santa Clara Street 14 1/2 feet: thence at right angles Northerly 41 1/4 feet and thence Westerly to San Pedro street: thence Southerly along San Pedro Street to place of beginning, and being 14 11/12 feet front on Santa Clara Street and 41 1/4 feet on San Pedro street, and being a part of the land on which the house on which your petitioner and family now reside, and which was occupied by deceased and his family as a homestead at the time of his death, and for a long time prior thereto.

That said above described premises were and are now included in an ante-nuptial gift from said deceased to your petitioner and are not property of the estate of said deceased, but rightfully belong to your petitioner, and forms a part of the lot so given to your petitioner as aforesaid, and have been used and occupied therewith as a homestead, by said deceased and your petitioner and family up to his death and for a long time prior thereto and since that time your petitioner and the minor children of said deceased to wit: Eugene Maubi and Rosa A. Maubi, have and now do occupy said premises as

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a homestead, that the value thereof is for less than five thousand dollars, to wit: of about the value of three hundred dollars as your petitioner verily believes.

Wherefore your petitioner prays that your Honor make an order setting apart said above described property for the use of your petitioner and the family of said deceased, as a homestead, and that the same be not subject to any farther administration.

And your petitioner will ever pray &c.

San Jose Novr. -- 1867.

her
(signed) Josefa x Archuleta de Maubi
mark

Witness- Geo.M. Yoell.

Nov. 2, 1867. Order setting apart the Homestead.

An application having been made by Josefa Archuleta de Maube the widow of Amo Maubi deceased praying that a Homestead be set apart out of the Estate of said deceased for the use of said applicant and the children of the deceased, and the said applicant being present and being duly examined under oath and the whole matter being duly examined and considered and it appearing that the property asked to be set apart as a homestead has been occupied as such

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SAN JOSE, CAL.

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and was so occupied by the deceased and his family at the time of his death, that the family have continued such occupation, that the same is worth less than five thousand dollars. That the family of the deceased consists of his surviving wife, (the said applicant) and their children Eugene aged eighteen years and Rosa A. Maubi aged sixteen years. That said deceased was a resident of this County at the time of his death and that letters of Administration have been lawfully granted upon his Estate to P.H. Maffre and an inventory and appraisement having been made and duly returned and certified by the appraisers appointed by this Court therefor and said inventory and said appraisement so returned having been filed in this Court, and no person making any opposition and no good cause appearing in opposition to said application.

It is hereby ordered and decreed that the land and premises mentioned in the said application which are situated in the City of San Jose County of Santa Clara and are described as follows: Beginning at the corner of Santa Clara and San Pedro Streets and running thence Easterly along Santa Clara Street 14 11/12 feet: thence at right angles Northerly 41 1/4 feet: thence Westerly to San Pedro Street to the place

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1867 of beginning, and being 14 11/12 feet front on Santa Clara Street and 41 1/4 feet on San Pedro Street be and the same are hereby set apart for the use of said family of Arno Maubi deceased, entirely free from any further administration of this Estate. Provided that this decree shall in no wise affect or invalidate any lien or encumbrance now existing upon said premises herein set apart and it is further ordered that a copy of this decree be duly recorded in the office of the Recorder of the County of Santa Clara.

It is also ordered that the personal property belonging to said Estate, it all being exempt from Execution be and the same is hereby set apart for the use of the family of said deceased.

San Jose, Nov.2 1867.

(signed) I. N. Senter, Probate Judge

Records D page 462.

Dec.12 Order discharging Administrator filed.

It appearing to the Court that letters of Administration were duly issued to P.H.Maffre, as Administrator of the Estate of Arno Maubi deceased, and that said P.H.Maffre duly quali-

SAN JOSE ABSTRACT TITLE & TRUST CO.
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fied as such administrator, and that as such administrator the said Maffre caused to be made an inventory and appraisement to this Court and caused the same in due form to -- filed herein as required by law. And it having been made to appear to this Court from the said inventory and appraisement and from the testimony of P.H.Maffre and Josefa Archuleta de Maubi, widow of said deceased, that the whole of the property belonging to said estate does not exceed the value of five hundred dollars and that the whole thereof consisted of real estate, except household property of about the value of Thirty five dollars, and an order having been ----- upon the Petition of the widow of said deceased heretofore made, setting apart all of the Real Estate belonging to said estate as described in said inventory and appraisement, subject to any liens thereon as a homestead for the use of the widow and children of said deceased not to be subject to any farther administration, and it appearing to the satisfaction of the Court that no other or further estate has come to knowledge or into the possession of the administrator of said Estate.

And it further appearing to the Court that

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that the whole appraised value of all the property belonging to said estate is less than five hundred dollars, and the whole thereof having been by an order of this Court set apart for the use of the family of said deceased:

And there being no further or other estate of said deceased to be administered upon,

It is therefore ordered, adjudged and decreed that there be no further administration of said Estate. That the said P. H. Maffree be discharged as Administrator thereof and that his bondsmen be released from all further liability as such, and that said administrator be adjudged to have faithfully discharged his trust as such in all things according to law.

Sam Jose, Decr. 27 A.D.1867.

(signed) Isaac N. Senter,

Filed Decr. 27th 1867

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Mayor and Common Council
of the City of San Jose

To

Mrs. Josefa Archuleta de Maubi.

D E E D.

Dated Sept. 27 1867.

Cons. $10.00

Ordinance authorizing the Sale of Pueblo Lands to Mrs. Josefa Archuleta de Maubi.

Whereas by virtue of an act of the Legislature of the State of California, approved January 17th 1866, entitled "An Act to Abolish the Board of Commissioners of the Funded Debt of the City of San Jose", the Mayor is authorized to sell the lands of said city, in such manner and at such prices as the Common Council shall by ordinance direct, therefore,

Be it Ordained by the Mayor and Common Council of the City of San Jose, as follows:

Section 1st. The Mayor of the City is hereby authorized and directed to convey to Mrs. Josefa Archuleta de Maubi on payment to the City Treasurer the sum of Ten dollars, the following described tract or parcel of land being a portion of the Pueblo Lands of the City of San Jose, to have and hold the same in accordance with such conveyance, (which said conveyance shall be attached to a certified copy of this ordinance) the

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said Mrs. Josefa Archuleta de Maubi having heretofore complied with the rules and regulations of the Mayor and Common Council of the said City for the sale and disposition of such lands, to wit: All that certain tract or parcel of land lying and being in the City of San Jose, County of Santa Clara, in the State of California and beginning at a point on the Northwesterly line of Santa Clara Street, distant One hundred and thirty-two (132) feet Southwesterly from the corner formed by the intersection of said line of Santa Clara Street and the Southwesterly line of Market Street, and running thence North westerly on a line drawn perpendicular to said line of Santa Clara Street, Seventy six and 1/4 (76 1/4) feet: thence at right angles South westerly on a line parallel with said line of Santa Clara Street Sixty (60) feet more or less, to the Northeasterly line of San Pedro Street; thence Southerly along said line of San Pedro street to the corner formed by the intersection of said line of San Pedro Street and the Northwesterly line of Santa Clara street and thence Northeasterly along said line of Santa Clara Street to the point of beginning, being a portion of Lot Seven (7) in Block Two (2) of Range "A" North of the Base Line.

Section 2nd. This Ordinance to take effect and be in force from and after its passage and approval.

Passed this 23d day of September A.D. 1867.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

John T. Colahan, City Clerk.

Approved this 26th day of Sept. A.D. 1867.

J. A. Quinby,

Mayor of the City of San Jose.

State of California)
)ss.
County of Santa Clara)

I, John T. Colahan, City Clerk in and for the City of San Jose, do hereby certify that the above is a true and correct copy of an original Ordinance now on file in my office.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said City, this Twenty-seventh day of September 1867.

(Corporate)
(Seal)

(5 cts.)
(Int.Rev.)

(sgd) John T. Colahan,
City Clerk,

This Indenture made this Twenty-seventh day of September in the year of our Lord, one thousand eight hundred and sixty-seven, between J.A.Quinby as the Mayor of the City of San Jose, party of the first part for and on behalf of the Mayor and Common Council of the City of San Jose, and Mrs. Josefa Archuleta de Maubi, of the County of Santa Clara, in the State of Califor-

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

---------- nia, party of the second part, Witnesseth:
:Int.Rev.:
:Stamp 50¢ That whereas the Mayor and Common Counsil
:Canceled:
---------- of the City of San Jose, did, on the twenty-third day of September A.D. 1867, duly pass an Ordinance authorizing the Mayor of said City of San Jose to convey to said party of the second part certain real estate and premises therein described, (which said Ordinance was duly approved on the twenty-sixth day of September A.D. 1867) a certified copy of which said Ordinance is hereto attached, and is hereby referred to and made a part of this Indenture:

Now Therefore, in consideration of the premises and the sum of Ten dollars paid by the said party of the second part as in said Ordinance directed, the receipt whereof is hereby acknowledged, the said party of the first part, for and on behalf said Mayor and Common Council of the City of San Jose, has bargained, sold, released remised and conveyed, and by these presents doth bargain, sell, release, remise and convey to said party of the second part, and to her heirs and assigns forever, all that certain piece or parcel of land situate, lying and being in the City of San Jose, County of Santa Clara State of California, bounded and described as in said Ordinance is set forth, which said certified copy of said Ordinance is hereby referred to for a full description of said premises:

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To Have and to Hold unto the said party of the second part, her heirs and assigns, to her and their own proper use and benefit forever. Provided always, that all covenants of warranty are hereby expressly excluded herefrom.

In Witness Whereof the said party of the first part as such Mayor has hereunto set his hand and seal and has caused to be affixed the corporate seal of said City of San Jose the day and year first above written.

Corporate Seal

J. A. Quimby (L.S.)

Mayor of the City of San Jose.

Acknowledged Sept. 27, 1867.

Before Frs. E. Spencer N.P.

Recorded Sept. 28, 1867.

Liber W of Deeds pp. 426 & fol.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Josefa A. de Maubi

To

Peter - Gandaubert.

D E E D .

Dated Dec. 9, 1867.

Cons. $250.

Grant, bargain, sell, convey and confirm unto second party, his heirs and assigns forever, all that certain lot and parcel of land beginning at a point on the North Westerly line of Santa Clara Street distant 132 feet South Westerly from the corner formed by the intersection of said line of said Street and the South Westerly line of Market street and running thence North Westerly on a line perpendicular to said Santa Clara Street 76 1/4 feet: thence South Westerly on a line parallel with said Santa Clara Street 60 feet to San Pedro street: thence Southerly along the North Easterly line of San Pedro Street to Santa Clara Street and thence North Easterly along the line of said Santa Clara street to the place of beginning, being bounded on the North Easterly and North Westerly sides by lands of P.H.Maffre and Southerly by Santa Clara Street and Westerly by San Pedro Street and being a part of Lot 7 in Block 2, Range "A" North of the Base line,

SAN JOSE ABSTRACT TITLE & TRUST CO.
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(sgd) her Josefa A. x de Maubi mark (seal)

Acknd. Dec.9,1867.

Before C.G. Thomas N.P.

Recorded Dec.9,1867.

Liber E of Deeds Page 2.

In the Probate Court of the County of Santa Clara,
State of California.

In the Matter of the Guardianship
of
Eugene Maubi and
Rosa A. Maubi, Minors.

Case No.422. Reg.B pp.340.

1867

Nov.5 Petition for Letters of Guardianship filed.

(Copy)

To the Hon.I.N.Senter,Probate Judge in and for the County of Santa Clara.

The petition of Josefa Archuleta de Maubi respectfully shows:

That petitioner is a relative to wit: the mother of Eugene Maubi and Rosa A.Maubi,children of Arno Maubi lately deceased.

That said minors have no guardian legally appointed by will or otherwise and all residents in the said County of Santa Clara.

That said minors are entitled to certain real estate situated in the County and State aforesaid,which needs the care and attention of some fit and proper person.

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1867

That said petitioner (the mother of said minors) does not desire to undertake the management of said Estate of said minors.

That it is necessary that a Guardian be appointed to the person and Estate of said minors

That each of said minors are over the age of fourteen years, to wit: Eugene Maubi eighteen years, and the said Rosa A. Maubi of the age of sixteen years, and as appears by the written nomination herewith filed, in which said minors have nominated P.H. Maffre as their Guardian, subject to the approval of your Honor. That the only relatives of said minors residing in the said County of Santa Clara, are your petitioner and Mary Vioget, an Aunt of said minors, and said minors are at present under the care of your petitioner.

Wherefore your petitioner prays that your Honor appoint P.H. Maffre a fit and proper person (or such other person as to your Honor shall seem fit and proper, who may hereafter be nominated by said minors) a Guardian of said Minors and that your Honor cause such notice to be given of this application as may be deemed reasonable in the premises.

And your petitioner will ever pray &c.

SAN JOSE ABSTRACT TITLE & TRUST CO.
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1867 San Jose, Octr.-- 1867.

State of California.)
)
County of Santa Clara)

Josefa Archuleta de Maubi, the petitioner above named being duly sworn says that she has heard the foregoing petition read and knows the contents thereof, and that the same is true of her own knowledge, except as to the matter which stated therein on her information or belief, and as to those matters, that she believes it to be true.

her
(signed) Josefa Archuleta x de Maubi.
mark

Subscribed and Sworn to
Before me this 2nd day of Novr. 1867.

A.E. Pomeroy, Clerk.
By Chas. Silent, Deputy.

Nov. 5 Nomination of Guardian.

(Copy)

To the Hon. I.N. Senter, Probate Judge of the County of Santa Clara.

We, the undersigned minors above the age of fourteen years, hereby nominate and respectfully request your Honor to appoint P.H. Maffre our Guardian.

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1867 (sgd) Eugene Maubi, eighteen years of age

Rosa A. Maubi, sixteen years of age

Nov. 2, 1867.

Witness: Wm. M. Lovell.

Nov. 5 Order appointing Guardian-

(Copy)

On reading and filing the petition of Josefa Archuleta de Maubi duly verified, praying for the appointment of P. H. Maffre guardian of the Estate and persons of Eugene Maubi and Rosa A. Maubi minors, who are children of the said Josefa Archuleta de Maubi and of her deceased husband Arno Maubi, and upon reading the within nomination of the said Maffre by the said minors as their guardian, requesting and asking that the said Maffre be appointed guardian for them, on motion of Wm. M. Lovell, it is ordered that P. H. Maffre be and he is hereby appointed guardian of the persons and Estates of the said minors Eugene Maubi and Rosa A. Maubi, upon executing and filing a bond to the said minors in the sum of five hundred dollars, conditioned according to law, with sufficient sureties, and approved by the Judge of this Court.

(sgd) Isaac N. Senter,

1867	County Judge & Ex-officio Probate
	San Jose, Nov. 5th 1867. Judge.
Nov. 8	Guardian's Bond filed.
	" " approved. same day.
	Book A Probate Bonds pp. 327.
Nov. 8	Guardian's bond filed.
	" " approved.
	Book A Prob. Bonds pp. 329.
" "	Petition filed for order of sale of Real Estate. (Copy)

To the Hon. the Probate Court of the County of Santa Clara in the State of California.

The petition of P.H. Maffre the Guardian of the person and Estate of Eugene Maubi and Rosa A. Maubi, minors, respectfully shows:

That upon the petition and request of Josefa Archuleta de Maubi, the mother of said minors, and upon their written nomination and request, therefore filed in this Court to wit: on the 5th day of November A.D. 1867 and after due and legal proceedings thereupon had letters of Guardianship of the persons and estate of said minors were fuly issued to your petitioner, to-wit: on the --- day of November A.D. 1867, and that your petitioner immediately thereupon

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entered upon the discharge of his duties as such guardian and has ever since that time continued to act as such.

That the following is the condition of the Estate of his said wards to wit: said Estate consists wholly of real estate which is to said wards entirely unproductive and yields no income for maintenance and education. That said wards have no other property except as hereinafter described. That said wards have an interest in the real estate described as follows, to wit: lying and being in the City of San Jose, County of Santa Clara and State of California, Beginning at the corner of Santa Clara and San Pedro Streets and running thence Easterly along the Northern ---- of Santa Clara Street 14 11/12 feet: thence at right angles Northerly 41 1/4 ft: thence at right angles Westerly 14 11/12 ft. to San Pedro Street: thence Southerly along the Easterly line of San Pedro Street to the place of beginning, and being 14 11/12 feet front on Santa Clara Street and 41 1/4 feet front on San Pedro Street, that said minors interest therein does not exceed one undivided half thereof.

That said real estate is part of a larger

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tract, belonging to the mother of said minors, and together with said larger tract forms the homestead of their said mother and of said minors.

That said homestead and the said tracts or tract of land of which said homestead consists including the interest therein of said minors, is and was before the same descended to said minors or either of them, mortgaged by their deceased father Arno Maubi (from whose estate said minors derive their said interest) and their said mother Josefa Archuleta de Maubi, to secure the payment of a large sum of money, that said money secured as aforesaid is yet unpaid, and is now due, that if said mortgage is foreclosed, that the expenses thereof and the sale of said property thereunder will wholly consume said preperty of said minors, but that if said property be sold at private sale, said money secured by said mortgage may be paid and leave a portion of the proceeds derived therefrom, for the support, maintenance and education of said minors, otherwise the whole of said Estate will be consumed and entirely lost to said minors. That therefore it is necessary for the maintenance and education of the said ward to sell the

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whole of said real estate.

Wherefore your petitioner prays that this Honorable Court make an order directing the next of kin of the said wards and all persons interested in the said Estate to appear before this Court at a time and place therein specified not less than four nor more than eight weeks from the time of making such order, to show cause why an order should not be granted for the sale of such estate, that a copy of the said order be published at least three successive weeks in some newspaper printed in the said County, to be designated by the Court, and that at the time and place appointed in such order or such other time as the hearing may be adjourned to, upon proof of due publication of the said order, and after full examination this Hon. Court grant an order to sell said real estate at private sale, partly for the maintenance and education of the said wards, and partly to secure to said wards a part of the proceeds of said Estate after paying off the encumbrance thereon and such other and further orders may be made as is meet in the premises.

And your petitioner will ever pray &c.

Guardian of the persons and estates of Eu-

SAN JOSE ABSTRACT TITLE & TRUST CO.
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1867 gene Maubi and Rosa Maubi, Minors.

(signed) P. H. Maffre.

San Jose, Novr. 9th 1867.

State of California)
)
County of Santa Clara)

P.H.Maffre, the petitioner above named being duly sworn, says that he has heard the foregoing petition read and knows the contents thereof, and that the same is true of his own knowledge except as to the matters which are therein stated on his information or belief and as to those matters that he believes it to be true.

(signed) P.H. Maffre.

Subscribed and sworn to before me this 8th day of Novr. A.D. 1867.

A. E. Pomeroy, Clerk,

By Chas. Silent D.C.

Nov. 9 Order to show cause why an order should not be made for the sale of real estate, setting hearing for Dec. 7, 1867.

Records D pp. 473.

Nov. 12 Letters of Guardianship issued to P.H. Maffre.

Book A Prob. Letters pp. 225.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Dec.7 Notice and affidavit of publication filed.

Order to sell Real Estate.

(Copy)

P.H. Maffre, the guardian of the estates and persons of Eugene Maube and Rosa A.Maube, minors having on the 8th day of November 1867 presented to the Probate Court of the County of Santa Clara, in which County he was appointed such Guardian, his petition praying for an order of sale to sell at private sale all the real estate belonging to said minors, and setting forth the condition of the Estate of his said wards and the facts and circumstances on which the said petition is founded, tending to show the necessity of a sale, which said petition is verified by the oath of the petitioner.

And it having appeared to this Court from such petition that it is for the best interest of said minors or wards that such real estate should be sold, this Court therefore made an order directing the next of kin of said wards and all persons interested in the said estate to appear before this Court at a time and place therein specified, not less than four nor more than eight weeks from the time of making such order, to wit: on the 7th day of Decr. A.D. 1867,

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at 11 o'clock A.M. at the Court Room of this Court, then and there to show cause why an order should not be granted for the sale of such Estate: and directed a copy of said order to show cause to be published at least three successive weeks in the "Santa Clara Argus" a newspaper printed and published in said Santa Clara County. Now on this the said 7th day of Decr. A.D. 1867 at said hour, and at said Court Room upon proof of the due publication in said newspaper of a copy of the said order to show cause at least three successive weeks before said hearing, this Court heard and examined the proofs and allegations of said petitioner, neither any of the next of kin or any other person interested in the said Estate or otherwise opposing the said application, and on such hearing the said guardian was examined and after a full examination it appearing to this Court that due and legal notice of the time and place of the hearing of said petition has been given as required by law, and that the Estate or property described in said petition which consists wholly of real estate and constitutes the whole of the estate of said minors.

That said estate is entirely unproductive to

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said wards and yields to them no income whatever for their support and maintenance, that the interest of said wards in said estate is only the undivided one half of the said Real Estate as hereinafter described, and that said minors have no other estate or means of support and that it is for the best interest of said minors that the whole of said real estate should be sold for the cause or reasons that said estate is an incumbered interest, and that it is necessary for the support and education of said minors.

And it further appearing that no good ------ exists why the said order of sale should not be granted as prayed for in said petition, and that all the proceedings upon said application have been in all respects strictly conducted in accordance with and as provided in the Statute regulating the sales of Real Estate belonging to minors, and no exceptions or objections being taken or made to this order.

It is hereby ordered, adjudged and decreed that the said P.H.Maffre, the Guardian of the Estate and persons of Eugene Maubi and Rosa A. Maubi minors as aforesaid do, and he is hereby authorized to sell all the right, title and in-

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terest of his said wards in and to the following real estate at private sale upon the following terms to wit: for cash in hand paid on the confirmation of said sale by this Court, and for the following cause or reason, that it is for the best interests of said minors that said Estate should be sold.

And it is further ordered, that the said Guardian shall before the said sale, give bond to the Probate Judge of said County, in the penal sum of Five Hundred Dollars, with sufficient security to be approved by said Judge, with condition to sell the said Real Estate in the manner prescribed by law for the sales of real estate by executors and administrators, and to account for and dispose of the proceeds of the sale in the manner provided by law.

The following is the Real Estate hereby authorized to be sold, being situated in the City of San Jose, County of Santa Clara, and in the State of California, and bounded and described as follows, to wit: Beginning at the corner of Santa Clara and San Pedro Streets and running thence Easterly along the Northerly line of Santa Clara Street 14 11/12 feet: thence at right angles Northerly 41 1/4 feet: thence at

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1867 right angles Westerly 14 11/12 feet to San Pedro Street: thence Southerly along the Eastern line of San Pedro Street to the place of beginning.

San Jose, Decr. 7, A.D. 1867.

(signed) Isaac N. Senter,

County Judge of and for the County of Santa Clara and State of California, and ex-officio Probate Judge of said County.

A certified copy recorded in County Recorder's office Feby. 13th 1868.

Liber C of Miscellaneous pp. 116.

Dec. 27 Order appointing Appraisers.

Record D pp. 537.

1868

Jany. 4 Guardian's Bond on sale of Real Estate, filed. Approved same day. Liber A Prob. Bonds p. 340.

" " Inventory and Appraisement filed.

(Cites)

Lot at N.E. corner San Pedro and Santa Clara Streets 14 11/12 x 41 1/4 feet.

Valued at $150.

" 15 Report of Sale of real estate, filed.

" " Order for hearing. Records D p. 575.

1868	
Jan. 15	Notice and affidavit of posting filed.
" "	Notice and affidavit of publication, filed.
Feby. 1	Notice and affidavit of posting filed.
Feby. 1	Bid for Real Estate by P.C. Gandaubert, filed.
	Order confirming sale of Real Estate.

(Copy)

P. H. Maffre Guardian of the Estate and persons of Eugene Maubi and Rosa A. Maubi minors, having duly made a return of his proceedings under the order of sale of real estate made by this Court on the 7th day of Decr. 1867 in the matter of said Estate and guardianship and having duly returned an account of sale verified by his affidavit, to this Probate Court,

And it appearing from said return and account of sale (and from the examination of said guardian and George M. Yoell, under oath in open Court) and it having been proved to the satisfaction of this Court, that notice was given of the sale as prescribed by Statute in such cases made and provided. That after said notice of sale said guardian P.H. Maffre sold in one parcel at private sale to P.C. Gandaubert Esq. he

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being the highest bidder for $150. Cash, that being the highest sum bid, the real estate described in said order of sale, and in said notice to wit: Beginning at the corner of Santa Clara and San Pedro Street and running thence Easterly along the Northerly line of Santa Clara Street 14 11/12 feet: thence at right angles Northerly 41 1/4 feet: thence at right angles Westerly 14 11/12 feet to San Pedro Street, thence Southerly along the Easterly line of San Pedro Street to the place of beginning.

That the said sale was legally made and fairly conducted, that the sum bid is not disproportionate to the value of the property sold, and that a sum exceeding such bid at least ten per cent exclusive of the expenses of a new sale, cannot be obtained.

And that before making such sale said Guardian duly executed an additional bond as required by the said order of sale, and no person interested in the said Estate or otherwise having appeared and filed or made any objections to the confirmation of the said sale, and no good reason appearing why the said sale should not be confirmed, on motion of Wm. N. Lovell, Attorney for said guardian, It is hereby ordered, adjudg-

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1868

ed and decreed, that the said sale be, and the same is hereby confirmed and approved and declared valid, and the proper and legal conveyance of said real estate are hereby directed to be executed to said purchaser.

(signed) L. Archer, Probate Judge.

San Jose, Feby. 1st A.D. 1868.

Recorded in County Recorder's office Feby. 13th 1868, Liber C of Miscellaneous page 117.

1870

May 5

Report and Account of Guardian.

(Copy)

P.H. Maffre guardian of the persons and estates of Eugene Maubi and Rosa A. Maubi, minors in obedience to a citation from this Hon. Court requiring him to make and file in this Court, an account of his guardianship on or before the 7th day of May 1870, respectfully shows:

That he was appointed guardian of the persons and estates of said minors on the 8th day of November A.D. 1867 by an order of this Court, and as such guardian thereafter on the 9th day of said month and year duly qualified and entered upon the discharge of the duties of the trust.

That as appears by the inventory and appraise-

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ment on file all the property belonging to said minors that has come to the possession of said guardian was appraised at the sum of $150.

That on the 27th day of December 1867 your petitioner sold under an order of this Hon. Court the whole of the property belonging to his said wards as described in said inventory and appraisement for the sum of $150. in gold coin of the U.S. of America, which said sale was afterwards confirmed by this Hon. Court.

That after the payment of the expenses of said sale as will appear from the return thereof, on file in this Court, there was left of the proceeds thereof in the hands of your petitioner the sum of $140. belonging to said minors, all of which your petitioner has paid out for the expenses of said guardianship, and for the support of his said wards, as will more fully appear by reference to account hereto attached and made a part of this report.

That there has been no other property belonging to said wards discovered or that has come to the possession of your petitioner.

That the said Rosa A. Maubi is and has been for more than six months last past married and is now residing with her husband in the City

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1870 of San Jose.

That the said Eugene Maubi is now of age or thereabouts and doing business for himself, it is therefore unnecessary for your petitioner to continue to act in the capacity of Guardian, there being no other property that needs the care or attention of a guardian.

Wherefore your petitioner prays that a day may be appointed for the settlement of his said account of his guardianship and that notice thereof be given as required by law, and that upon settlement of his said account that he be discharged as such guardian by order of this Court. And your petitioner will ever pray.

(sgd) P.H. Maffre

Guardian of the Estates and persons of Eugene Maubi and Rosa A. Maubi, Minors.

(Guardian's Account)

(Copy)

P.H. Maffre guardian in a/c with the Estates of said minors.

1868

Feby. 1 To cash of P.C. Gandaubert upon sale of Real Estate described in inventory $150.

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June 11	By Cash F.B.Murdock for Publication of Notice	$10.00	
Feby.8	By Cash paid Mother of Minors for their support	100.00	
Feby.8	By Cash paid Clerk of Probate Court	10.00	
	By Cash Pd.Wm.M.Lovell	30.	
		$150.00	$150.00
		150.00	
	To Balance	00.00	

(Signed) P.H. Maffre

Guardian of the Estate and persons of Eugene Maubi and Rosa A.Maubi, Minors.

State of California)
)
County of Santa Clara)

P.H. Maffre, guardian of the estates and persons of Eugene Maubi and Rosa A.Maubi, being first duly sworn says, that he has heard the foregoing report and account of his guardianship of the Estate and persons of his said wards read, and that he knows the contents thereof, and that the said report and account, are true and correct of his own knowledge, except as to the matters and things there-

in stated upon his information and belief, and that as to those matters he believes them each to be true.

(signed) P. H. Maffre.

Subscribed and sworn to
before me this 5th day
of May 1870.

(signed) Wm. M. Lovell N.P.

May 5 — Receipt in full of Wm.M. Lovell Attorney at law for services rendered.

May 5 — Receipt of Josefa Archuleta de Maubi for $150. for support of Minors.

May 5 — Receipt of F.B.Murdock (Patriot) for Publication of notice.

May 7 — Order appointing day for settlement of guardians Account.

Record F pp.116.

May 9 — Notice and affidavit of posting filed.

May 28 — Decree allowing account.

(Copy) Record F pp.169.

P. H. Maffre the guardian of the Estates and persons of Eugene Maubi and Rosa A.Maubi minors

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having heretofore towit: on the 5th day of May 1870 presented for settlement in this Court his final account of his guardianship of said Estate: and an order having been duly made by the judge of this Court, to wit: of the regular May term A.D.1870 at the hour of 11 o'clock A.M of that day in the Court room of this Court, for the settlement of said Account and directing that notice thereof be given by the Clerk by posting notices according to law at least ten days before said 21st day of May 1870.

Now on this the 28th day of May 1870 at the hour of 11 o'clock A.M. of that day the matter (having been continued to this day) coming on to be heard and it having been proved by the affidavit of L.F.Eastin, a competent witness, to the satisfaction of the Court that notice of the settlement of said account had been duly given by the Clerk of this Court as required by law and the previous order of this Court; and no exception in writing to said account having been filed, and no contestation of said account having been made, and the court having fully examined the said account and the vouchers provided in support thereof, finds as follows: That said account contains a just and

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full statement of all the moneys received and disbursed by said guardian from the commencement of his administration of said Estate to the 21st day of May 1870, including all sums of money belonging to said Estate which came to his hands as such guardian or were received by other person by his order or authority for his use as such guardian during said period.

That the amount of money thus received was $150.oo and the amount thus disbursed was $150. leaving in the hands of said guardian the sum of $---- to the credit of said Estate, subject to the payment of expenses, claims not already paid and the commissions of said guardian.

That for all items of disbursements above twenty dollars each, proper vouchers were produced, except for a small number of items, each below twenty dollars and amounting in the aggregate to $--- for then no vouchers were produced, but it was proved by affidavit of said P.H.Maffre annexed to his account, that such items were actually paid by him at the places where, the dates when, and to the parties stated in said account.

That the said account is just, true and correct and entitled to be allowed and approved,

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and the Court having fully examined said account and all the matters relating thereto:

It is hereby ordered and decreed, by the Court that the said final account of the said P.H. Maffre as such guardian be, and the same hereby is, in all respects as the same was rendered for settlement, approved, allowed and settled and said Guardian is hereby discharged and released from said trust as such Guardian.

Let this Decree be entered of record.

San Jose, May 28th 1870.

(Signed) L. Archer,
Probate Judge.

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P. H. Maffre, Guardian
of the Estate and persons
of the minors, Eugene Maubi and
Rosa A. Maubi.

To

P. C. Gandaubert.

D E E D .

Dated Feby.15,1868.

Cons.$150.

Whereas said P.H.Maffre was on the 5th day of November 1867 by an order of the Probate Court in and for the County of Santa Clara,and State of California,duly appointed Guardian of the Estate (above named) and that the said P.H.Maffre duly qualified as such Guardian,and whereas upon petition therefor and after due and legal notice given,the said Probate Court on the 7th day of December 1867 made an order authorizing said P.H.Maffre as Guardian of the said minors upon first filing an additional bond duly approved in the sum of $500. to sell at private sale all the right,title and interest of the said (minors) in and to the estate hereinafter described,a certified copy of which order is recorded on pp.116 and 117 in Liber C of Miscellaneous Records of Santa Clara County.

And whereas said Real Estate was in pursuance of said order of Court sold by the said P.H. Maffre as

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Guardian of the said minors at private sale to the said party of the second part and whereas on February 1st 1868 an order of the said Probate Court was duly made and entered approving said sale and directing a conveyance to be made therefor, a certified copy of which order is duly recorded on pp.117 and 118 in Liber C of Miscellaneous Records of the said County .

Now therefore, remise,release and quit claim unto second party,his heirs and assigns forever,all that certain piece or parcel of land, Beginning at the corner of Santa Clara and San Pedro Streets and running thence Easterly along the Northerly line of Santa Clara Street 14 11/12 feet: thence at right angles Northerly 41 1/4 feet: thence at right angles Westerly 14 11/12 feet to San Pedro Street: thence Southerly along the Eastern line of San Pedro Street to the place of beginning.

Acknowledged Feby.15,1868.

Before A.E.Pomeroy,Co.Clerk.

Recorded March 6,1868.

Liber 8 of Deeds Page 427.

Eugene Maubi and Rosa A. Maubi Bastiam vs P. H. Maffre and P. G. Gandaubert	Twentieth District Court. Reg. 6 County of Santa Clara Case No. 3891.

1873

Augt. 20 Complaint filed. Shows:

First, that they the said plaintiffs are the legitimate children of Arno Maubi and Josefa A. Maubi, that their father said Arno Maubi, died on or about the 9th of August 1867 at City of San Jose, County of Santa Clara and State of Califomia.

Secondly, that the said Plaintiff Rosa intermarried with Zafre Bastiam on 22d September 1869.

Thirdly, that the said Eugene Maubi was born on 16th October 1850, and said Rosa Maubi on 22d Feby. 1852.

Fourthly, that on 5th Nov. 1867, Defendant Pierre H. Maffre was appointed by the Probate Court of aforesaid County of Santa Clara, Guardian of said persons and Estates of aforesaid Plaintiffs

That letters of Guardianship were issued &c.

Fifthly: That on the 8th Nov. 1867 Plaintiffs

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were seized in fee of an undivided half interest in the foregoing tract of land situate in said City of San Jose, County of Santa Clara, and State aforesaid.

Beginning at the S.W. corner of Santa Clara and San Pedro Streets and running thence Easterly along the Northerly line of said Santa Clara St. 14 1/2 feet: thence at right angles with said Santa Clara St. Northerly 41 1/4 feet.

Sixthly, that Defendant Maffre petitioned said Probate Court to sell at private sale the right of Plaintiffs in said premises and on 7th Decr. 1867 an order of sale was made &c. and defendant sold said interest to defendant Peter G. Gandaubert for $150. gold coin, and said defendant Maffre on Feby. 15th 1868 made a deed of conveyance to said Defendant Gandaubert. Recorded in Liber 8 of Deeds Page 427.

Seventhly: on February 1st said sale was confirmed.

Eighthly: Plaintiffs aver that said premises were at the time of the sale aforesaid of the value of $1400. gold coin and plaintiffs interest therein of the value of $700. that defendants fraudulently confederated in making said sale as aforesaid and the consideration was

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1873	furnished by defendant Maffre and that Defendant Gandaubert is trustee for Defendant Maffre. Ninthly: That since Maffre fraudulently represented to said Court that said sale was fair and just. Tenthly: That Defendant Maffre is in possession and claims to be the owner of said premises. Eleventhly: That Plaintiffs were ignorant of the fraud until within the last fifteen months. Twelthly: The Plaintiffs tender $250. the consideration mentioned for said sale and offer to pay such further sum as the Court may direct. Pray, First, That the said deed be declared void. Second: That the defendants produce said deed to be cancelled and that they be ordered to execute to plaintiffs a good and sufficient deed of the undivided one half of said premises. And for relief &c. Frederic Hall, Attorney for Plaintiffs.
Aug.20	Complaint verified.
" "	Complaint endorsed.
" "	Copy of Complaint acknowledged this 22nd day

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1873	of August 1873, and same waived. (signed) D.M.Delmas, Atty for Defts.
1874 Jany 6	Respective answers of P.H.Maffre and of P.C. Gandaubert, filed.
1875 Jany.30	Judgment entered in favor of Defendants.
" "	Judgment Roll filed and Judgment Docketed.

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Eugene Maubi,

Rosa A. Maubi de Bastiam

Zeppero Bastiam, and

Josefa A. de Maubi.

——— To ———

P. C. Gandambert.

D E E D .

Dated April 10, 1875.

Cons. $700.

Grant, bargain, sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever, all that certain piece or parcel of land lying and being in the City of San Jose, County of Santa Clara and State of California, and more particularly bounded and described as follows, to wit:

Beginning at the North East corner of San Pedro and Santa Clara Streets, running thence Easterly along Santa Clara Street 90 feet: thence Northerly at right angles 106 1/4 feet: thence Westerly at right angles 90 feet: thence Southerly along San Pedro Street to the place of beginning.

(signed) Eugene Maubi (seal)

Rosa Maubi de Bastiam (seal)

Zeppero Bastiam (seal)

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Ackmd. April 10,1875.

Before J.R. Lowe N.P.

Recorded April 12,1875.

Liber 34 of Deeds Page 633 .

John Burton,

First Alcalde,

To

Charles White.

Petition and Grant.

Dated June 17,1847.

To his Honor John Burton,first Alcalde, Pueblo de San Jose.

Petitioner being a citizen of this Pueblo requests your honor to grant him as a building lot,all that there may be over what Charles Ma.Webber is entitled to in that block, the said Chas.Ma.Webber I believe not being entitled to over twenty five yards in front on said plan. And herewith tender to your Honor the price which the law provides and as in duty bound he shall ever pray &c.

Charles White.

Jusgada del Pueblo de San Jose de Gde.

The above petition is granted provided there is land which the said Charles Ma.Webber is not entitled to or paid for when said land is surveyed.

Given under my hand this 17th day of June A.D.1847.

John Burton.

Recorded Book 1 Deeds Page 33.

SAN JOSE ABSTRACT TITLE & TRUST CO.
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Arno Mobi

Josefa Archuleta

To

Charles White.

D E E D .

Dated Feby. 3, 1849 .

Consideration $1.00

Hath bargained, sold and conveyed unto the second party, his heirs and assigns forever, all their right, title and interest in and to a lot or parcel of land owned by the said party of the first part which extends from their house on Santa Clara Street to a stake placed there by the former Alcalde of this Pueblo and which stake lays East of said house and running from said house and stake aforesaid at right angles to the rear of said lot.

Witness: A. Jouan

Execution proved by oath of A. Jouan Feby. 27, 1849.

Who proves it to have been executed by the said Mobi and Josefa "his wife".

K. H. Dimmick,

Chief Magistrate.

Recorded

Liber 4 of Deeds Page 151.

SAN JOSE ABSTRACT TITLE & TRUST CO.

SAN JOSE, CAL.

Charles White

To

Ellen Elizabeth White.

D E E D .

Dated Nov.4,1851.

Consideration Love & Affection.

Hath bargained, sold and conveyed unto second party all that tract of land on the North side of Santa Clara Street bounded by the lot of Arno Mobi on the West, and by Peter Davidson on the East and being eight varas front on Santa Clara Street and forty varas deep.

(and other property)

Acknowledged Nov.6,1851.

Before J. T. Richardson,

County Recorder.

Recorded Nov.6,1851.

Liber D of Deeds Page 124.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Charles White and

Ellen E. White

To

Peter Davidson.

D E E D .

Dated June 5, 1852.

Consideration $500.

Hath bargained, sold and conveyed unto said Peter Davidson, his heirs and assigns forever, all our title and interest in and to a lot or messuage of land on the North side of Santa Clara Street being bounded on the West by the house of Arno Mobi, East by the lands of Peter Davidson, South by Santa Clara Street and North by an adobe Wall being 8 varas more or less in front and 40 varas in depth.

(Copy of Acknowledgment)

State of California)
)
County of Santa Clara)

On this 7th day of June A.D. 1852, personally appeared before me a Notary Public in and for said County, Charles White and Ellen E. White, his wife, known by me to be the persons described in and who executed the foregoing instrument who acknowledged

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to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned. And the said Ellen E. White being by me examined apart from and without the hearing of her husband, acknowledged to me that she executed said instrument freely and voluntarily without any fear or compulsion or undue influence of her husband and that she does not wish to retract the execution of the same.

In testimony whereof I have hereunto set my hand and affixed official seal at San Jose, this 7th day of June 1852.

(Seal) Frederic Hall,
Notary Public.

Recorded June 9,1852.

Liber D of Deeds pp.583.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Clerk's Office of the District Court of the Third Judicial District, County of Alameda, State of California.

A. M. Gillman

____ vs ____

Peter Davidson.

1860

Jany. 6 | Judgment for $1168 16/100 and $17.55/100 costs.

This is to certify that the above and foregoing is a true full and correct transcript of the entries in the above entitled cause, as the cause appears in the Judgment Docket of said Court kept in my office,

Attest my signature and the seal of said Court this 13th day of March 1860.

(signed) J. R. Mason, Clerk.

By A. M. Church D.C.

Recorded March 30, 1860.

Liber A of Judgments pp. 214.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Peter Davidson
by John M. Murphy,
(ex-Sheriff)
To
Hypolite Maffre.

D E E D .

Dated October 28, 1861.

Witnesseth: That a certain writ of execution was issued out of the District Court of the Third Judicial District of the State of California, in and for the County of Alameda, against Peter Davidson and in favor of A. W. Gillman, Fred Smith and Ed S. Davis, duly tested March 7th 1861 and directed to the Sheriff of Santa Clara County. Duly delivered on March 11th 1861. Amount of Judgment $1168. and $16. damages together with interest thereon and costs of suit.

On the same date he levied on the following described property, viz: All that certain lot, piece or parcel of land being in the City of San Jose, County of Santa Clara, State of California, situate on the Northern side of Santa Clara street and fronting on said Street 24 feet and running back 78 feet.

That said property was sold April 6th 1861, at Court House door (between 12 morning and sunset) at public auction and outcry to Hypolite Maffre for the sum of

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$675. he being the highest and best bidder for same at said sale.

That property was duly advertised as Law directs. Now in consideration of $675. &c.

Doth grant, bargain, sell, convey and confirm unto said Hypolite Maffre, his heirs and assigns forever, all the above described property.

(signed) John M. Murphy (seal)
Sheriff of Santa Clara County.

Acknd. October 28, 1861

Before J. B. Hewson N.P.

Recorded Nov. 7, 1861.

Liber J of Deeds Page 479.

N o t e :- Certificate of Sale recorded April 6th 1861.

Masonic and Odd Fellows

Hall Association

_____ with _____

Hypolite Maffre.

Agreement.

Dated May 4, 1866.

That said first parties being the owners of a certain lot of land lying and being in the City of San Jose, County of Santa Clara, and State of California, on the North West corner of Market and Santa Clara Streets having a front on Santa Clara Street of 108 feet and on Market Street of 74 feet: the northern line of which said lot commences 74 feet from the N.W. corner of Market and Santa Clara Streets and runs Westerly at right angles to Market Street 108 feet and whereas the said party of the second part is the owner of the adjoining lot to a depth of said 108 feet on the north side thereof, and whereas the party of the first part has already erected a brick building upon their land, and whereas prior to the erection of said building there was made a verbal agreement between the said parties hereto that the within wall of said building should be built by the party of the first part equally upon said lots, so that the middle line of said wall should be upon the diversion line of the several lots,

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and whereas said wall was so built as aforesaid, should be perpetually used by the parties hereto, their heirs and assigns as a party wall.

And whereas the parties desire to have this agreement in writing; Now therefore in consideration of premises it is agreed by and between the parties hereto and by them expressly covenanted each with the other for themselves their heirs and assigns, that the said brick wall so built as aforesaid, shall be and continue a party wall between their respective lots of land to the depth of 108 feet from Market Street and the said party of the second part having used the said partition wall for the purposes of building against it, and having paid for his half of that portion West of the Main Building, hereby covenants and agrees to pay to the party of the second part the sum of $334.50 for so much of the remainder as he has now used the same to be paid in gold coin of the United States.

(signed) J. B. Hewson (seal)
Vice President
Tyler Beach, Secty. (seal)
Hypolite Maffre (seal)

Acknowledged June 12, 1866.

Before A. E. Pomeroy Co. Clerk.

Recorded June 12, 1866.

Book B of Miss. page 531.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

R. M. May

To

Charles M. Weber.

D E E D.

Dated August 29, 1849

Witnesseth that for and in consideration of a certain tract or parcel of land known to contain 50 varas on Santa Clara Street and 31 varas on Market Street of the said Pueblo, by the undersigned Alcalde, does grant, alien and convey and quit claim to the following lot or parcel of ground known to contain front on Santa Clara Street 39 1/2 varas and 40 1/4 varas on Market Street.

To have and to hold the same unto the party of the second part his heirs and assigns forever.

In testimony whereof I have hereunto set my hand and seal the day and year first above written, the original grant was made by Alcalde Buelna, bearing date August 10th 1842, as seen by the original documents.

(signed) R. M. May 1st Alcalde.

Recorded

Liber 5 of Deeds Page 228.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Charles M. Weber

To

Josiah Belden.

D E E D .

Dated Sept.5,1849.

Cons. certain lots.

Now for myself my heirs and assigns do hereby sell, grant, and convey unto J. Belden, his heirs and assigns all my right, title and claim to the hereinafter described lots or parcels of ground(viz):

Fronting on Santa Clara Street 39 1/2 varas and on Market Street 40 1/4 varas, being the North West corner where the said streets cross each other.

To have and to hold &c.

(signed) Charles M. Weber.

Acknowledged Septr.5,1849.

Before R.M. May, 1st Alcalde.

Recorded Sept.7,1849.

Liber 5 of Deeds Page 232.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Josiah Belden and his wife

Sarah M. Belden.

To

Peter Davidson.

D E E D .

Dated Jany. 9, 1851.

Cons. $7000.

Grant, bargain, sell, convey and confirm to said party of the second part, his heirs and assigns forever, all the aforesaid premises.

(signed) Josiah Belden (seal)

Sarah M. Belden (seal)

Acknowledged January 9, 1851.

Before J.T. Richardson, County Recorder.

Recorded January 9, 1851.

Liber C of Deeds Page 120.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Peter Davidson

To

Maria Josefa Davidson and

Peter A. Davidson,

(his son)

and such other heirs &c.

D E E D .

Dated March 10, 1851.

Cons. $1.00 Love and Affection.

Give, grant, bargain, sell and convey unto the said M. J. Davidson and P. A. Davidson (or such other heirs as my wife may have during our lawful wedlock) and after her decease to our children, their heirs and assigns forever, all those certain pieces, parcels or lots of land lying and being in the City of San Jose, County of Santa Clara and State of California, and known and described on the plan or map of said City as the corner of Market and Santa Clara Streets, being West of Market Street and fronting on the same 40 1/2 varas and North of Santa Clara Street and fronting on the same the distance of 39 1/2 varas, bought by me of Josiah Belden in the year 1850, and also all the lot of land on which my dwelling house now stands fronting on San Pedro Street (50 vs. front on said Street) and extending back

SAN JOSE ABSTRACT TITLE & TRUST CO.
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to the acequia .

To have and to hold &c.

(signed) Peter Davidson (seal)

Acknowledged March 10th 1851.

Before J. T. Richardson, County Recorder.

Recorded

Liber C of Deeds pp. 254.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Pedro Davidson and his wife

Maria Josefa C. Davidson

To

Hypolite Maffre.

D E E D .

Dated March 31, 1855.

Cons. $1800.

Grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part and to his heirs and assigns forewer, all that certain piece portion or lot of land lying and being in said City of San Jose, County of Santa Clara, and State of California, to wit: Fronting on Market street 34 feet and on San Pedro Street 34 ft. Commencing on Market Street at the South corner of the lot of Pellier and Yocco: thence S. along the line of Market Street 34 feet: thence Westerly on a line parallel with Santa Clara Street to San Pedro Street: thence N. along the line of San Pedro Street 34 feet to the lot of Senor Casanova: thence Easterly to Market Street, to the place of beginning: said lot or portion of land hereof sold being about 79 feet 6 in. from the S.E. corner of Market and Santa Clara Streets and limited on the South by the lot of the said parties of the first part.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

(signed) Peter Davidson (seal)

her
Maria Josefa x Davidson (seal)
mark

Acknd. March 31, 1855.

Before J. B. Hewson N.P.

Recorded March 31, 1855.

Liber H of Deeds Page 460.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Statutes 1858 pp. 35.

An Act to authorize Peter Davidson to convey certain Real Estate.

Approved March 3d 1858.

Section I. Whereas Peter Davidson, of Santa Clara County did, by deed executed and delivered on the tenth day of March A.D. one thousand eight hundred and fifty one, in consideration of natural love and affection, sell and convey unto Maria Josefa Castro his wife, and to his son Peter A. Davidson, then and yet an infant, and to such other children as the said Maria Josefa Castro might thereafter have, a certain parcel of land lying in the City of San Jose, in Santa Clara County and known on the map of said City as the corner of Market and Santa Clara Streets being West of Market Street and fronting on the same 40 1/2 varas and being North of Santa Clara and fronting the same 39 1/2 varas, and whereas said Peter Davidson, has since the making of said deeds, placed upon said tract of land permanent and costly improvements, consisting of fire proof brick store-rooms at his own proper cost and expense amounting to about seventeen thousand dollars, and whereas said Peter Davidson is now desirous of disposing of said property

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and investing the proceeds in other property for the benefit of his said wife, and his children who are infants, whose names are Peter A. Davidson and John A. Davidson, and is desirous of removing to the County of Contra Costa with his family: it is hereby enacted and declared that the said Peter Davidson be, and is hereby authorized and empowered upon obtaining from the Probate Court of Santa Clara County, letters of Guardianship upon the Estate of his said infant children, above named, and upon the execution of a bond in double the value of the property, with good and sufficient sureties, who shall be required to justify in the amount for which they become liable, to sell at public or private sale as he may deem best, the whole or any part of said property above named, and for such prices as he can obtain therefor, and that upon the making of such sale (and) confirmation thereof by the Probate Court as in other cases, the said Peter Davidson be and is hereby empowered and authorized in conjunction with his said wife Maria Josefa Castro to make and execute and deliver to the purchaser or purchasers of said real estate or any part thereof, good and sufficient deeds in law, which shall be valid and effectual to convey to the purchaser or purchasers thereof all the right title and interest at law, and in equity of the said Peter Davidson, and of his said wife, Maria Josefa Cas-

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tro and of their infant children John A.Davidson and Peter A. Davidson respectively.

Probate Court, Santa Clara County, California.

Guardianship of
John A. and Peter A.Davidson, No.281.
Minors. Reg. B pp. 85.

1858

Mar.22 Petition of Peter Davidson filed.

Sets forth that John A.and Peter A. Davidson are minors under the age of 14 years,asks that letters of Guardianship issue to him &c.

Mar.22 Order filed,directing Clerk to issue to Petitioner Letters of Guardianship, upon his filing Bond in sum of $1500.

Mar.22 Bond duly filed.

Mar.22 Letters issued by Clerk appointing Petitioner Guardian &c.

Mar.23 Guardian qualified.

April 11 Petition of Guardian filed.

Shows that said Guardian Peter Davidson sold a lot on West line of Market Street 39 feet front by 39 1/2 varas deep, next South of lot of Pellier and Yocco, for the sum of $2750. asks that time be fixed for hearing return of

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1863	sale. Order appointing April 24th 1863 for hearing return of sale. Notice of hearing return of sale given.
May 11	Report of sale, filed. Shows private sale to Hypolite Maffre of lot above described in pursuance of the authority givem said Guardian by Act of March 3d 1858
May 11	Order confirming sale, made and filed.
1864	
Feby. 10	Petitioner of Peter Davidson for Letters of Guardianship filed. Request of Peter A. Davidson that Petitioner should be so appointed, filed.
Feby. 10	Order appointing Peter Davidson Guardian made and filed.
Feby. 11	Bond duly approved and filed.
Feb. 12	Letters of Guardianship issued. Guardian qualified.
Apl. 30	Bond on sale of Real Estate filed.
May 3	Petition of Guardian filed. Shows sale on April 30th 1864 to Hypolite

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1864	Maffre for $2,750.oo. (same lot as before)
May 3	Order appointing May 21st for hearing return of sale.
May 4	Notice of hearing return of sale given.
May 21	Order confirming sale of real estate made and filed.

Peter Davidson as
Guardian of
P.A. and John A. Davidson, Minors.

——— To ———

Hypolite Maffre.

D E E D .

Dated May 10, 1858.

Cons. $1800.

Grant, bargain and sell, remise, release and forever quit claim unto the said party of the second part and to his heirs and assigns forever, all the following lot of land lying in said City of San Jose, &c.

Commencing on the West side of Market Street at the South corner of the lot of Pellier and Yocco: thence S. along the line of Market Street 35 feet: thence Westerly on a line parallel with Santa Clara Street to San Pedro Street: thence North along the line of San Pedro Street 35 feet to the lot of Senor Casanova: thence Easterly to Market Street to place of beginning.

To have and to hold &c.

(signed) Peter Davidson (seal)
Guardian of P.A. and John A. Davidson.

Acknowledged May 15, 1858.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Before A.M. Thompson, Co. Recorder.

Recorded

Liber L of Deeds Page 557.

Peter Davidson
as Guardian of Peter A. and John A. Davidson
Minors, and Maria Josefa Peralta Castro,
wife of said Peter Davidson.

To

Hypolite Maffre.

DEED.

Dated May 15, 1863.

Cons. $2750.

Grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns forever, all the right, title and Estate at law and in equity in and to the following described lot and parcel of land situate in the City of San Jose, County of Santa Clara and State of California, to wit: Commencing on Market Street in said City at the corner of the lot of Pellier and Yocco: thence running Southerly along the line of said Market street 39 feet: thence Westerly and parallel with Santa Clara Street 39 1/2 varas: thence Northerly and parallel with San Pedro street 39 feet to said lot of Pellier and Yocco and thence in a straight line Easterly to the place of beginning.

(signed) Peter Davidson (seal)

As Guardian of the Estates and
persons of Peter A. and John A. Davidson,
Minors.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

her
Maria J.P. x de Davidson (seal)
mark

Attest- G.M.Yoell.

Acknowledged May 16,1863.

Before G.M. Yoell N.P.

Recorded May 16,1863.

Book "Q" of Deeds Page 770.

Peter Davidson, and his wife
Josefa Castro Davidson
as Guardian of
John A. Davidson and
Peter A. Davidson, Minors.

To

Hypolite Maffre.

D E E D .

Dated May 28, 1864.

Cons. $2750.

Grant, bargain, sell and convey unto the said party of the second part and to his heirs and assigns forever all the right, title and interest of the said minors P. A. Davidson and John A. Davidson, and all the right, title and interest of the said Peter Davidson and his said wife Josefa Castro, in and to all that certain piece or parcel of land lying in the City of San Jose, County of Santa Clara and State of California, described as follows, to wit:

Commencing at a point on the W. side of Market St. 74 feet Northerly from the corner of Market and Santa Clara Streets and running thence Westerly at right angles with Market street 39 1/2 vs: thence Northerly parallel with Market street 39 feet: thence East-

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erly at right angles with Market Street 39 1/2 varas to said Market Street and thence Southerly along the line of said Street to the place of beginning.

(signed) Peter Davidson (seal)

her
Maria Josefa x Davidson (seal)
mark

Witness-

G.M.Yoell.

Peter Davidson, as (seal)
Guardian of John A. and
P. A. Davidson.

Acknowledged June 3d 1864.

Before G. M. Yoell N.P.

Recorded

Liber S of Deeds Page 561.

Sherman O. Houghton
James C. Cobb
William Daniels, as the
Board of Commissioners
of the Funded Debt of
the City of San Jose

To

Hypolite Maffre.

D E E D .

Dated October 10, 1864.

Cons. $1.00

Rev. Stamp 50 cts. cancelled.

Remise, release and quit claim unto said party of the second part and to his heirs and assigns forever, all the right, title and interest of the said parties of the first part as said Board of Commissioners, All that certain parcel of land lying in the City of San Jose, County of Santa Clara and State of California, bounded and described as follows, to wit: Commencing at a point on the West side of Market street 74 varas Northwesterly from the corner of Santa Clara and Market streets, and running thence North Westerly along the west line of Market Street 2 ft 7 1/2 inches: thence Southwesterly at right angles to said last named street to San Pedro Street: thence Southeasterly along the East line

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of San Pedro Street 2 feet 7 1/2 inches, and thence Northeasterly to the place of beginning.

(signed)

Commissioners of the Funded Debt of the City of San Jose.	)	S.O.Houghton	(seal)
	)	James C. Cobb	(seal)
	)	William Daniels	(seal)

Acknowledged October 11,1864.

Before J.A.Clayton, Co.Clerk.

By A.E. Pomeroy, Dpty.Clerk.

Recorded Novr.19,1864.

Liber T of Deeds Page 84.

SAN JOSE ABSTRACT TITLE & TRUST CO.
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Mayor & Common Council

of the

City of San Jose

To

Hypolite Maffre.

DEED.

Dated Nov. 24, 1866.

Cons. $1.00 and premises.

An Ordinance authorizing the Mayor of the City of San Jose to execute a deed of certain lands to Hypolite Maffre.

Whereas the Board of Commissioners of the City of San Jose by their certain deed bearing date October 10, 1864 by them duly executed and delivered, conveyed to Hypolite Maffre certain lands therein described by mistake intending thereby to convey to him the lands herein authorized to be conveyed to him x x x x x x xx x And whereas said Hypolite Maffre has reconveyed to the City of San Jose, said lands so conveyed to him by mistake in consideration of the conveyance to him of the lands herein authorized to be conveyed to him.:

Now, therefore be it ordained by the Mayor and Common Council of the City of San Jose. x x x

Sec. 1. That the Mayor of the City of San Jose be

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SAN JOSE, CAL.

and is hereby authorized and empowered to make, execute, acknowledge and deliver to Hypolite Maffre a deed of conveyance sufficient to convey to and vest in the said Hypolite Maffre all the right, title and interest of the said City of San Jose in and to all that certain parcel of land lying in the City of San Jose, in the County of Santa Clara, State of California, described as follows, to wit:

Commencing at a point on the Westerly side of Market Street, one hundred and eleven feet and four and one half inches from the N.W. corner of Santa Clara Street, and said Market Street and running thence North-westerly along the West line of Market Street, two feet and seven and one-half inches to land of J. Yocco: thence South-westerly at right angles to said last mentioned line, and along the line of land of said Yocco to San Pedro street: thence South easterly and along the East line of San Pedro Street, two feet and seven and one-half inches, and thence Easterly and at right angles with San Pedro Street to the place of beginning.

Sec. 2. This Ordinance to take effect and be in force from and after its passage and approval.

Passed November 19th 1866.

John T. Colahan, City Clerk.

Approved Nov. 23d 1866.

J. A. Quinby, Mayor.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

State of California)
)ss.
County of Santa Clara)

I, John T.Colahan,City Clerk in and for the City of San Jose,do hereby certify that the above is a true and correct copy of an Ordinance now on file in my office.

(5 cts.Int) (Rev.Stamp) In Witness Whereof,I have hereunto set my hand and affixed the seal of said City this 24th day of November 1866.

(Corporate) (Seal)

(sgd) John T.Colahan,
City Clerk.

This Indenture made this Twenty-fourth day of November in the year of our Lord one thousand eight hundred and sixty-six. Between J.A.Quinby as the Mayor of the City of San Jose,party of the first part,for and on behalf of the Mayor and Common Council of the said City of San Jose, and Hypolite Maffre, of the County of Santa Clara,in the State of California,party of the second part Witnesseth, that whereas,the Mayor and Common Council of the City of San Jose,did,on the 19th day of November A.D.1866,duly pass an Ordinance authorizing the Mayor of said City of San Jose,to convey to said party of the second part certain real estate and premises therein described,(which said Ordinance was duly approved on the 25d day of November A.D.1866) a certified copy of

(Int.Rev) (Stamp) (50 cts.) (canceled)

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

which said Ordinance is hereto attached and is hereby referred to and made a part of this Indenture:

Now therefore in consideration of the premises and the sum of One dollar, paid by the said party of the second part as in said Ordinance directed, the receipt thereof is hereby acknowledged, the said party of the first part, for and on behalf of said Mayor and Common Council of the City of San Jose, has bargained, sold released, remised and conveyed and by these presents doth bargain, sell, release, remise and convey to the said party of the second part and to his heirs and assigns forever, all that certain piece or parcel of land situate and being in the City of San Jose, County of Santa Clara, State of California, bounded and described as in said Ordinance is set forth, which said certified copy of said Ordinance is hereby referred to for a full description of said premises:

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

To Have and to Hold unto the said party of the second part, his heirs and assigns to his and their own proper use and benefit forever. Provided always, that all covenants of warranty are hereby expressly excluded herefrom.

In Witness Whereof, the said party of the first

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

part as such Mayor, has hereunto set his hand and seal and has caused to be affixed the corporate seal of said City of San Jose, the day and year first above written.

Corporate Seal

J. A. Quinby, (L.S.)
Mayor of the City of
San Jose.

Acknowledged Nov. 26, 1866.

Before A. E. Pomeroy, County Clerk
Santa Clara County, Cal.

Recorded Dec. 17, 1866.

Liber W of Deeds pp. 185 & fol.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Mayor & Common Council of the

City of San Jose

To

Hypolite Maffre.

DEED.

Dated Dec. 19, 1867.

Cons. $10.

Ordinance Authorizing the Sale of Pueblo Lands.

To Hypolite Maffre.

:-:-:-:-:-:-:

Whereas by virtue of an Act of the Legislature of the State of California, approved January 17th 1866, entitled "An Act to Abolish the Board of Commissioners of the Funded Debt of the City of San Jose" the Mayor is authorized to sell the lands of said city, in such manner and at such prices as the Common Council shall by ordinance direct, therefore,

Be it Ordained by the Mayor and Common Council of the City of San Jose, as follows:

Section 1st: The Mayor and the City is hereby authorized and directed to convey to Hypolite Maffre on payment to the City Treasurer the sum of Ten dollars, the following described tracts or parcels of land, being a portion of the Pueblo Lands of the City of San Jose, to have and to hold the same in accordance with such conveyance (which said conveyance shall be attached to a

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

certified copy of this ordinance) the said Hypolite Maffre having heretofore complied with the rules and regulations of the Mayor and Common Council of the said City for the sale and disposition of such lands, towit: All those certain tracts or parcels of land lying and being in the City of San Jose, County of Santa Clara, in the State of California, and beginning on the Western line of Market street at a point Seventy-four feet from the northerly line of Santa Clara Street, and thence running northerly along said line of Market Street Thirty nine feet four and one half inches to the Southern line of land of Yocco: thence along said line of Yocco's land (at right angles to said Market Street) Westerly one hundred and ninety four feet, more or less, to the eastern line of San Pedro Street: thence along said line of San Pedro street, Southerly, Thirty-nine feet four and one-half inches, and thence on a line parallel with Santa Clara street, easterly one hundred and ninety-four feet, more or less, to the point of beginning.

Also beginning at a point on the Northern line of Santa Clara Street one hundred and eight (108) feet Westerly from the Western line of Market street, and thence running Westerly along said line of Santa Clara Street Twenty-four (24) feet to line of land deeded to Mrs. Josefa Archuleta de Maubi Sept. 27th 1867: thence

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

along the eastern line of Mrs. Maubi's land (at right angles to said street) Northerly Seventy four (74) feet to above described piece of land: thence along the Southern line of said land Easterly Twenty-four (24) feet and thence at right angles Southerly Seventy-four (74) feet to the place of beginning.

Section 2nd: This Ordinance to take effect and be in force from and after its passage and approval.

Passed this 25th day of November A.D. 1867.

John T. Colahan

City Clerk.

Approved this 26th day of November A.D. 1867.

J. A. Quinby,

Mayor of the City of San Jose.

State of California)
)ss
County of Santa Clara)

I, John T. Colahan, City Clerk in and for the City of San Jose, do hereby certify that the above is a true and correct copy of an original Ordinance now on file in my office.

:Corporate:
: Seal :

In witness whereof, I have hereunto set my hand and affixed the seal of said City, this Seventeenth day of December 1867.

:5 cts. Int;
:Rev. Stamp:

(sgd) John T. Colahan,

City Clerk.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

This Indenture, made this Nineteenth day of December in the year of our Lord, one thousand eight hundred and sixty-seven, between J.A.Quinby as the Mayor of the City of San Jose, party of the first part, for and on behalf of the Mayor and Common Council of the said City of San Jose, and Hypolite Maffre of the City of San Jose of the County of Santa Clara, in the State of California, party of the second part,

(Int.Rev.) (Stamp) (50 cts.) (canceled)

Witnesseth, That whereas the Mayor and Common Council of the City of San Jose, did, on the twenty fifth day of November A.D. 1867, duly pass an Ordinance authorizing the Mayor of said City of San Jose, to convey to said party of the second part certain real estate and premises therein described, (which said Ordinance was duly approved on the twenty sixth day of November A.D. 1867) a certified copy of which said Ordinance is hereto attached, and is hereby referred to and made a part of this Indenture:

Now, Therefore, in consideration of the premises and the sum of Ten dollars, paid by the said party of the second part as in said Ordinance directed, the receipt whereof is hereby acknowledged, the said party of the first part, for and on behalf said Mayor and Common Council of the City of San Jose, has bargained, sold, released, remised and conveyed and by these presents doth bargain, sell, release, remise and convey to the said party of the second part and to her heirs and assigns

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SAN JOSE, CAL.

forever, all that certain piece or parcel of land situate lying and being in the City of San Jose, County of Santa Clara, and bounded and described as in said Ordinance is set forth, which said certified copy of said Ordinance is hereby referred to for a full description of said premises:

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

To Have and to Hold unto the said party of the second part, his heirs and assigns to his and their own proper use and benefit forever. Provided always, that all covenants of warranty are hereby expressly excluded herefrom.

In witness whereof the said party of the first part, as such Mayor, has hereunto set his hand and seal, and has caused to be affixed the corporate seal of said City of San Jose the day and year first above written.

Corporate Seal

J. A. Quinby (L.S.)

Mayor of the City of San Jose.

Ackn'd. December 19, 1867.

Before Chas. G. Thomas N.P.

Recorded December 20, 1867.

Liber W of Deeds pp. 574 & fol.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Hypolite Maffre

_____ To _____

John G. Roberts

MORTGAGE.

Dated Decr. 1, 1876.

To secure payment of a certain promissory note for $10.000. 4 years after date with privilege of paying 2 years after date, with interest at 10 % per annum, interest payable monthly, all in gold coin.

Grant, bargain, sell, convey and confirm unto the said party of the second part, his heirs and assigns forever, all that certain tract or parcel of land lying and being in the City of San Jose, County of Santa Clara and State of California, and more particularly described as follows, to wit:

Commencing on the West side of Market Street in said City of San Jose, at the North East corner of the Hensley Block and running thence along the West side of Market street Northerly to the lot of Yocco Bros. thence at right angles Westerly to San Pedro Street: thence Southerly along the East side of San Pedro Street to Santa Clara Street: thence along the North side Santa Clara --- Easterly to Hensley Block: thence Northerly along the lands on which the Hensley Block is situated to the North West corner of said Block: thence at right

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

111

along the North line of said Block to place of beginning.

Acknowledged Decr. 14th 1876.

Before W. P. Veuve N.P.

Recorded Decr. 15th 1876

Liber 23 Mortgages pp. 626.

The foregoing Mortgage was fully satisfied and discharged by written Release dated Aug. 25th 1877 signed by John G. Roberts duly acknd. and recorded August 25, 1877

Liber D of Releases p. 25.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Hypolite Maffre

To

Natale Carin et.al.

L E A S E .

Dated May 10,1877.

To run for 3 years from the 1st June 1877 at the full rent or sum of $1800. in gold coin, payable in monthly sums or payments of $50. that is to say,$50. to be paid monthly in advance on the first day of each and every month, commencing on the 1st June 1877.

Demise and lease unto the said parties of the second part, their heirs and assigns, all of those certain premises situate and being on the Westerly line of Market street in said City and lying between the brick store of Yocco and the brick building now occupied by Jacob Haub, and being No. 299 of the House number of said Streets together with the yard belonging to said premises and now fenced off.

(Signed) H. Maffre (seal)

Witness: Gian Specula (seal)

his

F.Pozzo. Notale x Carin (seal)

mark

Acknowledged May 10th 1877.

Before J.R.Lowe N.P.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Recorded May 12, 1877.

Liber C of Leases pp. 470.

T A X E S

(except the present year)

Since 1860 to date, all Paid.

(Satisfied Mortgages not shown)

No Judgment Liens existing.

S A N J O S E, C A L.

August 23d 1877.

(Signed) W. J. COLAHAN

Searcher of Records

:-:-:-:-:-:-:-:-:-:-:

Opinion-

The title to the premises described on the first page of this Abstract is in H.Maffre as per this Abstract, except about two feet front on the West side of Market Street by 37 varas deep next south of Yocco's land as to which I give no opinion there not being sufficient data in this abstract for that purpose.

All subject to Mortgage in favor of J.G.Roberts for

$10,000. (see page 153)

And a lease in favor of Natale et.al. on the Market Street property . (see page 155)

Aug. 23rd 1877.

(Signed) Frs. E. Spencer.

:-:-:-:-:-:-:-:-:-:-:-:

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

CONTINUATION.

------oOo-------

John G. Roberts

——— To ———

H. Maffre.

Release of Mortgage.

Dated Dec.21,1876.

Releases in full the Mortgages made and executed by H. Maffre to John G.Roberts dated Dec.17,1870 and recorded in Liber U of Mortgages page 616, also one dated June 3d 1871 and recorded in Liber X of Mortgages p.77, also one dated April 15th 1871,and recorded in Liber W of Mortgages page 271, also one dated Oct.7th 1871 and recorded in Liber Y of Mortgages page 349, together with the several indebtednesses by said Mortgages secured are each and all this day paid and satisfied in full and the same are hereby satisfied and released.

(sgd) John G. Roberts (seal)

Acknd. Dec. 26,1877.

Before S. W. Boring N,P.

Recorded Augt. 22,1877.

Liber D of Releases page 20.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Pierre C. Gandaubert

To

Hypolite Maffre.

DEED.

Dated August 17,1877.

Cons.$400.

Do grant,bargain and sell,convey and confirm unto the said party of the second part and to his heirs and assigns forever,all that certain lot,piece or parcel of land situate lying and being in the City of San Jose,&c. and bounded and particularly described as follows,towit The lot on the North East corner of Santa Clara and San Pedro Streets fronting on Santa Clara Street 60 88/100 feet and 76 feet on San Pedro Street, bounded on the East by land of said party of the second part, and on the North by land of said party of the second part.

(sgd) P. C. Gandaubert (seal)

Acknd. August 18,1877.

Before James M. Braly N.P.

Recorded Augt.25,1877.

Liber 45 of Deeds Page 462.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

P. Hypolite Maffre and

Marie L. Maffre, his wife,

To

Josia Belden.

MORTGAGE.

Dated August 25, 1877

To secure payment of $20,000.

Mortgages all of property searched.

Recorded August 25, 1877.

Liber 25 of Mortgages p. 285.

Marginal entry of

"Satisfied in full this 25th day of Aug. 1880.

Josiah Belden.

By Chas. A. Belden,

his Attorney in fact".

Attest:

H. W. Stephens, Recorder.

By F. J. Saxe, Dpt.

Special Power of Attorney to cancel and release foregoing Mortgage dated June 2d 1880 duly signed, acknowledged and recorded August 25, 1880, Liber C of Powers of Attorney page 354.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Hypolite Maffre

To

John W. Hinds.

MORTGAGE.

Dated July 2d 1878.

To secure payment of $3000.

Mortgages all of property searched. (and other property)

Recorded July 2d 1878.

Liber 30 of Mortgages p.506.

The foregoing Mortgage was duly assigned by J.W.Hinds to J.A. Yoell by written assignment dated August 19, 1878, recorded Liber A of Assignments p.519.

Marginal Entry as follows on margin of the record of Mortgage:

" Satisfied in full this 26 day of Aug.1880.

J. Alexander Yoell".

Attest:

H.W. Stephens, Recorder.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Hypolite Maffre and

Marie L. Maffre, his wife.

To

Joseph Gruss.

M O R T G A G E .

Dated August 25, 1880.

To secure payment of one certain promissory note for $25,000. payable 2 years after date, interest at 9 % per annum, payable monthly and if not so paid then to be added to and become a part of the principal and to bear a like rate of interest.

Mortgages: In the City of San Jose &c. Beginning at a point on the Westerly line of Market Street 74 feet Northerly from the Northern line of Santa Clara Street and thence running along said line of Market Street Northerly about 40 feet to land of Yocco: thence at right angles Westerly about 193 feet to the East line of San Pedro street: thence along said line of San Pedro Street Southerly about 114 feet to Santa Clara street: thence along the Northern line of Santa Clara Street about 85 feet to a point on said line of Santa Clara street distant 108 feet Westerly from the said line of Market street a distance of 74 feet and thence at right angles Easterly 108 feet to the point of beginning.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

(sgd) Hyte. Maffre (seal)

Marie L.Maffre (seal)

Acknd. August 25,1880.

Before Wm. P. Veuve N.P.

Recorded August 25,1880.

Book 40 of Mortgages page 124.

Satisfied in full on margin of record Aug. 23,1882 by Joseph Gruss and duly attested by the County Recorder.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

T A X E S .

State, County and City.

1877 & 78	PAID.	
1878 & 79	"	
1879 & 80	"	
1880 & 81	"	
1881	"	
1882	Now Assessed S. & C.	$300.
"	" " on Mtg. "	$25000.
"	" " City	$ 1450.
"	" " on Mtg "	$25000.

NO JUDGMENT LIENS.

San Jose, Cala.

August 8th 1882, at 10.15 A.M.

(Signed Thomas H. Cordell

Searchers of Records.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Continuation

of

The Foregoing Abstract.

Hypolite Maffre and
Marie L. Maffre
of the first part
_____ and _____
T. Ellard Beans and
Clement T. Park,
of the second part
_____ and _____
The Bank of San Jose,
a corporation,
of the third part.

D E E D OF T R U S T .

Dated Aug t. 23, 1882.

Whereas the said Hypolite Maffre has borrowed and received of the said The Bank of San Jose, &c. the sum of Twenty-five thousand dollars, and has agreed to re-pay the same with interest to the Bank of San Jose, or its order, at its office in San Jose, according to the terms of a certain promissory note of even date herewith, executed and delivered therefor by the said Hypolite Maffre.

Now &c. Grant, bargain, sell, convey and confirm unto the parties of the second part, in joint tenancy and to the survivor of them, their successors and assigns, the piece or parcel of land situate in the City of San Jose

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

in the County of Santa Clara and State of California, described as follows:

Beginning at a point on the Westerly line of Market street distant Seventy four (74) feet Northerly from the Northern line of Santa Clara Street, and from said point running along said line of Market Street Forty (40) feet to land of Yocco: thence Westerly and parallel with Santa Clara Street one hundred and ninety three (193) feet to the Easterly line of San Pedro Street; thence Southerly along said line of San Pedro Street one hundred and fourteen (114) feet to the Northerly line of Santa Clara Street: thence Easterly along said line of Santa Clara street Eighty-five (85) feet to a point on said line of Santa Clara Street distant one hundred and eight (108) feet Westerly from the Western line of Market street: thence Northerly parallel with (and distant one hundred and eight (108) feet Westerly from) said line of Market street Seventy four (74) feet and thence Easterly and parallel with Santa Clara street, one hundred and eight (108) feet to the point of beginning.

To Have and to hold &c. upon the trusts and confidences hereinafter expressed, to wit:

In case the said Hypolite Maffre shall well and truly pay or cause to be paid at maturity in gold coin as aforesaid, all sums of money so borrowed as aforesaid

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

and the interest thereon, and shall upon demand repay all other moneys secured or intended to be secured hereby and also the reasonable expenses of this Trust, then the parties of the second part, the survivor of them, their successors and assigns shall reconvey all the estate in the premises aforesaid to them by this instrument granted unto the said parties of the first ------ their heirs and assigns, at their request and costs &c. &c.

(Regular Bank of San Jose form of Trust Deed)

(Signed) Hyte. Maffre (seal)

Marie L. Maffre (seal)

Acknd. Augt. 23, 1882.

Before Robert Page N.P.

Recorded Aug. 23, 1882.

Book C of Trust Deeds p. 306.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

H. Maffre

To

Frank Brunst.

L E A S E .

Dated June 30, 1885.

Grant, demise, and let unto the said party of the second part, his executors, administrators and assigns, all of that certain store room (and frame shed in rear of same, being 24 feet deep) situate No. 131 North side of West Santa Clara Street, in the Lamolle House building in the City of San Jose, County of Santa Clara, State of California, To Have and to Hold &c. from the first day of July 1885 for and during the full term of four (4) years thence next ensuing and fully to be complete and ended, yielding and paying therefor &c. during said term the monthly rent or sum of fifty ($50 oo/100) Dollars gold coin &c. to be paid monthly in advance, upon the first day of each and every month, during the occupancy of said premises by second party hereto (with the usual covenants in regard to payment of rent, or in default of payment of same): second party given permission to let or sublet any part or portion of said premses, and at expiration of lease to remove all partitions doors etc. that he may have put in said store room at

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

his own expense, in a workmanlike manner, and any damage done to said premises, to be repaid at expense of second party &c. &c.

(signed) Hyte. Maffre (seal)

Frank Brunst (seal)

Ackn'd. June 30, 1885.

Before Karl Klein N.P.

Recorded June 30, 1885.

Liber E of Leases page 221.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

T A X E S .

State, County and City.

1882 - 3	PAID.
1883 - 4	PAID.
1884 - 5	PAID.
1885 - 6	Now a Lien.

NO JUDGMENT LIENS.

San Jose, Cal. Augt. 12, 1885.

at 10.45 o'clock A.M.

(Signed) EDWARD HALSEY,

Searcher of Records.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Continuation
of
The Foregoing Abstract.

Hypolite Maffre

To

Security Savings Bank, (a corporation)
of the City and County of San Francisco.

MORTGAGE.

Dated Aug. 20, 1885.

To secure the payment of a promissory note of even date herewith for the sum of $25,000. payable in three years with interest thereon at the rate of 7 1/2 per cent per annum, payable monthly or to compound.

Mortgages same premises as described in Deed of Trust Recorded in Liber C of Trust Deeds page 306.

Hyte. Maffre (seal)

Acknd. Aug. 20, 1885.

Before Thomas H. Cordell N.P.

Recorded Augt. 25, 1885.

Liber 63 of Mortgages page 456.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

T. Ellard Beans and

Clement T. Park, Trustees

——— To———

Hypolite Maffre and

Marie Maffre, his wife.

Deed of Re-conveyance.

Dated August 24,1885.

Recites that the indebtedness secured to be paid by the certain deed of trust made and executed by Hypolite Maffre and Mauer L.Maffre,his wife,to us,T.Ellard Beans and Clement T.Park as Trustees and the Bank of San Jose,a corporation of the third part,and recorded in Liber C of trust deeds at page 306, on August 23,1882, has been fully paid.

Now therefore, do remise,release and re-convey unto said Hypolite Maffre and Marie L. Maffre,their heirs and assigns, without any warranty all the estate and interest derived to us by or through said deed of trust in the lands situated im the City of San Jose,and therein described,special reference being hereby made to said deed of trust and the record thereof for a particular description.

(and further describes said lands as in the deed of trust hereinbefore shown)

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

T. Ellard Beans, Trustee (L.S.)

Clement T. Park, Trustee. (L.S.)

Acknd. Augt. 24, 1885.

Before J. E. Brown N.P.

Recorded Augt. 25, 1885.

Book 80 Deeds Page 353.

Hyte. Maffre

To

T. W. Kunz.

L E A S E .

Dated Oct. 12, 1886.

Demise and lease unto said party of the second part the ground floor of the premises No. 225, old number on the North side of Santa Clara Street, having a frontage on said North side of said Santa Clara Street 18 feet by a uniform depth of 74 feet and located between the premises occupied by the Lamolle House and the barber shop of H. Fabbi with a privilege of occupying the cellar under said premises with the appurtenances for a term of five years from November 1st 1886 at the monthly rent of $65. payable on the 1st day of each month.

Hyt. Maffre (seal)

F. W. Kunz (seal)

Witness- C. Piatti.

Acknd. (by F.W. Kunz) May 14, 1888.

Execution Proven May 15, 1888.

By oath of C. Piatti, as to Hyte. Maffre)

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Before Karl Klein N.P.

Recorded May 18, 1888.

Book E Leases page 629.

Hyte. Maffre

To

Wilhelm Herwig, and

Max Schmitt.

L E A S E .

Dated March 3, 1887.

Lease and demise unto second parties premises bounded as follows: on the North by the frame store occupied by a segar dealer and property of party of the first part hereto, on the South by Hensley Block, on the East by Market Street, on the West by land of party of the first part hereto and having a frontage of 26 feet on the West side of Market Street by a uniform depth of about 80 feet and being the same property occupied by a saloon and numbered 11 and 13 N Market Street with the appurtenances for the term of 4 years from March 3, 1887 at the monthly rent of $75. payable monthly in advance.

H. Maffre (seal)

M. Schmidt (seal)

W. Herwig (seal)

Acknd. Mch. 4, 1887.

Before Karl Klein N.P.

Recorded Mch. 4, 1887.

Book E Leases page 407.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Hypolite Maffre

at present of France.

——— To ———

Clement Maffre

of the City of Bordeaux, France.

POWER OF ATTORNEY.

Dated Oct.12,1888.

Do make, constitute and appoint Clement Maffre, my true and lawful attorney for me and in my name, place, and stead and to my use to transact all business pertaining to my property in the State of California, to sell, mortgage, transfer, convey and assign any and all personal or real estate belonging to me at San Jose, California, and to ask, demand, require &c., from all and every person all and singular sums of money &c., that may be found due, owing or payable belonging and coming unto me the constituent by any ways and means. Giving and granting unto my said attorney full power and whole strength to make and substitute one or more attorneys under my said attorney and the same again at pleasure to revoke, hereby ratifying and confirming all that my said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

Hyte. Maffre (seal)

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Ackn d. Oct. 12, 1888.

Before Geo. W. Roosevelt U. S. Consul

Bordeaux, France.

and made a part of said Power of Attorney is the following Substitution.

Clement Maffre

of Bordeaux, France

——— To ———

Joseph Maffre

of Saint Nicholas de la Grave,

Department of Farnet Caronne,

Republic of France.

Substitution of Power of Attorney.

Dated Nov. 7, 1888.

Recites that Clement Maffre was on October 12, 1888 appointed by his brother Hypolite Maffre his true and lawful attorney to transact all business pertaining to his (Hypolite Maffre) property in the State of California, as shown by the General Power of Attorney hereto annexed do hereby make, constitute and appoint my brother Joseph Maffre my lawful substitute for me and in my name, place, and stead to transact all business pertaining to my brother's (Hypolite Maffre) property in the State of California. Giving and granting unto my said substitute full power and whole strength and authority in and about the premises as fully, amply and effectually to all intents and purposes as if I, Clement Maffre, if present ought or might personally do although the matter should require more special authority that is herein comprised and I, Clement Maffre do hereby ratify

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

140

allow and hold firm and valid all and whatsoever my said substitute shall lawfully do or cause to be done by virtue hereof.

------ Maffre (seal)

Acknd. Nov. 7, 1888.

Before Geo. W. Roosevelt, U. S. Consul

Bordeaux, France.

Recorded Jany. 8, 1889.

Book D Powers of Attorney Page 491.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Hypolite Maffre

To

Madame B. Lamolle

Emile Lamolle and

Alexis Gaston.

L E A S E .

Dated Dec. 29, 1888.

Does lease and demise unto the said parties of the second part the following described premises known as the Lamolle House, viz: The two West stores on the first or ground floor of the brick building on the corner of Santa Clara and San Pedro Streets in the City of San Jose, with the cellars underneath the said stores, also the stairway and the entire floor of said building, also the yard in the rear of said premises.

For the term of four years from May 1st 1889 at the total rent or sum of $200. per month, payable on the first day of each month.

Hyte. Maffre

B. Lamolle

Emile Lamolle

Alexis Gaston

Acknd. Dec. 29, 1888.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Before Geo. W. Roosevelt U. S.Consul

Bordeaux, France.

Acknd. Feby.14,1889.

Before H. W. Wright N.P.

Recorded Feby.14,1889.

Book F Leases Page 193.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

H. Maffre

To

Frank Brunst.

L E A S E .

Dated Feby. 6, 1889.

Do lease, demise and let unto Frank Brunst a store room and frame shed in rear of same, being 24 feet deep situated at No. 131 North side of West Santa Clara Street in the Lamolle House Building, San Jose.

For a term of five years from July 1, 1889 to July 1st 1894, at the monthly rental of $55.

And Lessee is not to lease or under let any portion of said premises without the written consent of the Lessor.

H. Maffre By Jh. Maffre (seal)
his attorney in fact.
Frank Brunst (seal)

Ac knd. Feby 7, 1889.

Before Karl Klein N.P.

Recorded Feby. 7, 1889.

Book F Leases Page 191.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

T A X E S .

State, County and City.

From 1885 - 6 to and including
1888 - 9 PAID.
1889 - 90 Now a Lien for State and County purposes.

NO JUDGMENT LIENS.

San Jose, Cal., April 24, 1889.
at 9 o'clock A.M.

(Signed) POMEROY & HOWES
Searchers of Records.

The foregoing pages numbered from One to 145 inclusive were copied by us by request from an original Abstract made by W. J. Colahan Aug. 23, 1877, and original Continuations of same made by Thos. H. Cordell Aug. 8, 1882, by Edward Halsey Aug. 12, 1885 and by Pomeroy & Howes April 24, 1889.

SAN JOSE ABSTRACT, TITLE AND TRUST COMPANY.

By J. C. Edwards Manager.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Continuation
of
The Foregoing Abstract.

AS TO

The premises described in Liber 116 of Deeds page 512, Hypolite Maffre et.al. to Henry W.Wright et.als. set forth at page 149 of Abstract.

J^h. Maffre

To

J. B. Redmond.

Agreement to Sell.

Dated Apl.17,1889.

This is to certify that I have this day sold to J. B. Redmond for the sum of $59,000. all the property of H. Maffre in San Jose, described as follows:

"Beginning at the Heaslay House on Santa Clara St. 85 feet: thence along San Pedro St. 113 feet: thence East to Market street about 193 feet: thence West 40 feet to the Heasly House".

In part payment I have received $20.00 the receipt of which is hereby acknowledged, 30 days will be given to examine title and more if necessary, which if found satisfactory full payment will be made by said J.--- Redmond to J. Maffre.

The several leases on the property which will be hereafter explained are excepted and satisfactory to the purchaser.

(Sgd) J^h. Maffre.

Witnesses- P.P.Cain.

A.Poulain.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Execution of Instrument by Joseph Maffre

Proven May 18, 1889.

By oath of P.P.Cain, Subscribing Witness.

Before Geo.T. Knox N.P.

in and for the City and County of San Francisco.

Recorded May 20, 1889.

Liber Q Miscellaneous page 446.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Clement Maffre
of the City of Bordeaux
Republic of France.

To

Joseph Maffre,
of Saint Nicholas de la Grave
Department of Farn et Garrone
Republic of France.

Substitution.

Dated May 23, 1889.

I, Clement Maffre having on the 12th day of October 1888 been appointed by my brother Hypolite Maffre of Bordeaux, Republic of France, his true and lawful attorney to transact all business pertaining to his (Hypolite Maffre) property, in the State of California, United States of America, as shown by the General Power of Attorney dated October 12th 1888.

Do hereby make, constitute and appoint my brother Joseph Maffre my lawful substitute for me, and hereby authorize him in the name of said Hypolite Maffre and in my stead, to have and exercise all the power and authority in respect to and over the property of said Hypolite Maffre, in the State of California, United States of America, which were given or granted to me, said Clement Maffre, by said Power of Attorney.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Giving and hereby granting unto my said substitute full and whole strength, power and authority in and about the premises as fully, amply and effectually to all intents and purposes as if I, Clement Maffre, if present ought or might personally do, although the matter should require more special authority than is herein conferred.

I, Clement Maffre, do hereby ratify, allow and hold firm and valid all and whatever my said substitute shall lawfully do, cause to be done, in and about the premises by virtue of these presents.

(sgd) C. Maffre (seal)

Acknd. May 23, 1889.

Before Gregory Phelan

U.S. Vice Consul at Bordeaux, France.

Recorded June 15, 1889.

Book D Powers of Attorney page 579.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Hypolite Maffre and
Desir Tallon
——— To ———
Henry Ward Wright,
William H. Wright and
Henry W. Edwards.

D E E D .

Dated May 31, 1889.

Cons. $44,000.

Do grant, bargain, sell, convey and confirm unto the second parties and to their heirs and assigns forever, all that lot of land situate in the City of San Jose, County of Santa Clara and described as follows:

Beginning at the point of intersection of the North line of Santa Clara Street with the Easterly line of San Pedro Street and running thence Easterly and along the Northerly line of Santa Clara Street 85 feet to a point on said line of Santa Clara Street distant 108 feet Westerly from the Westerly line of Market Street, thence Northerly parallel with (and distant 108 feet Westerly from) said line of Market street 74 feet to land this day conveyed by parties of the first part to Valentine Koch; thence Westerly parallel with Santa Clara street and along the Southerly line of land of Koch 85 feet to the Easterly line of San Pedro Street;

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

thence Southerly along the Easterly line of San Pedro Street to the place of commencement.

To have and to hold &c. unto the second parties and to their heirs and assigns forever, subject however to 19/25th of the amount of the Mortgage lien now on said premises in favor of the Security Savings Bank of San Francisco, and of the lien of all taxes.

(sgd) Hypolite Maffre (seal)

By his Attorney in fact

J^h. Maffre

Desir Tallon (seal)

Acknd. May 31, 1889.

By Joseph Maffre,

as the Attorney in fact of Hypolite Maffre.

Before Nick Bowden N.P.

Recorded May 31, 1889.

By Desir Tallon.

Before Nick Bowden N.P.

Recorded May 31, 1889.

Book 116 of Deeds Page 512.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Hypolite Maffre and

Desir Tallon.

——To——

Valentin Koch.

D E E D .

Dated May 31,1889.

Cons.$16000.oo

Do grant,bargain,sell,convey and confirm unto the second party and to his heirs and assigns forever,all that lot of land situate in the City of San Jose,County of Santa Clara,and described as follows:

Beginning at a point on the Westerly line of Market Street distant 74 feet Northerly from the Northerly line of Santa Clara Street and running thence Westerly and parallel with Santa Clara Street 193 feet to the Easterly line of San Pedro Street: thence Northerly and along the Easterly line of San Pedro Street 40 feet to land of Yocco: thence Easterly and parallel with Santa Clara Street 193 feet to the Westerly line of Market Street: thence Southerly and along the Westerly line of Market Street 40 feet to the point of commencement.

To have and to hold &c. unto the second party and to his heirs and assigns forever,subject however to 6/25ths of the amount of the Mortgage lien now on said premises in favor of the Security Savings Bank of San

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Francisco and to the lien of all taxes.

(Signed) Hypolite Maffre (seal)

By his Attorney in fact

J^h. Maffre

Desir Tallon (seal)

Acknd. May 31,1889.

By Desir Tallon.

Before Nick Bowden N.P.

Acknd. May 31,1889.

By Joseph Maffre,

as the Attorney in fact of Hypolite Maffre.

Before Nick Bowden N.P.

Recorded June 4,1889.

Liber 116 of Deeds Page 540.

N o t e :- Shown for boundary.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Henry Ward Wright
William H. Wright
Henry W.Edwards and
Valentin Koch.

vs

Frederick Klein,
Elodie Klein
Eda Klein and
Emil Klein.

Wm.P.Veuve,
Atty for Plffs.

Superior Court.
Dept.No.1.

Reg.M page 478. Case 8427.

1889

July 10 Complaint filed.

To quiet title to all that parcel of land situate in the City of San Jose, County of Santa Clara and described as follows, to wit:

Beginning at a point on the Westerly line of Market Street distant 114 feet Northerly from the Northerly line of Santa Clara Street and running thence Westerly and parallel with Santa Clara street 193 feet to the Easterly line of San Pedro street : thence Southerly and along the Easterly line of San Pedro street to the Northerly line of Santa Clara Street: thence Easterly and along the Northerly line of Santa Clara street 85 feet to a point on said line of

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

1889	Santa Clara Street distant 108 feet Westerly from the Westerly line of Market street: thence Northerly parallel with (and distant 108 feet Westerly from) said line of Market Street 74 feet: thence Easterly and parallel with Santa Clara street 108 feet to the Westerly line of Market street: thence Northerly along the Westerly line of Market Street to the place of beginning. And for costs of suit.
July 10	Summons issued.
July 13	Summons returned with Certificate of Sheriff of personal service of same on July 11,1889 upon defendants Frederick Klein, Elodie Klein and Emil Klein and upon Frederick Klein,Senior,as Guardian of the person and estate of Eda Klein a minor,all in the County of Santa Clara,and filed.
July 19	Order appointing F.Klein Sr. Guardian ad Litem of and for Frederick Klein, Elodie Klein,Eda Klein, and Emil Klein,minor defendants entered.
July 23	Answer of Defendant by F.Klein Sr. their Guardian ad Litem, filed.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

1889	
Sept.10	Order for Judgment.
Sept.10	Decree rendered in favor of plaintiffs and against Defendants quieting Plaintiffs title to the premises described in the complaint and adjudging all adverse claims of defendants and each of them and all persons claiming or to claim all or any part of said premises, through or under them or either of them to be invalid and groundless. Filed Oct.4,1889. Decree recorded in Judgment Book P page 51.
Oct.4	Roll filed. Decree Docketed.
	Note: A certified copy of above Decree was recorded in the office of the Recorder of Santa Clara County on Nov.7,1889 in Liber R of Miscellaneous page 317.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Henry Ward Wright
Henry W. Edwards and
Alice Edwards, his wife,
William H. Wright and
Myra E. Wright, his wife.

To

Henry Harris.

M O R T G A G E .

Dated Augt.18,1891.

To secure the payment of $19,000.oo five years after date with interest at the rate of 8 per cent per annum, payable monthly or to compound.

Installments of $5000.oo may be paid at the end of any twelve months from date upon 30 days written notice.

Mortgages premises:(same as in Liber 116 of Deeds page 512, Maffre et.al. to H. W. Wright et.al.)

Acknd. Augt.19,1891.

(By H.W.Wright and W.H.Wright)

Before Chas. F.Wilcox N.P.

Acknd. Augt.19,1891.

By Henry W.Edwards and Alice Edwards,his wife.

Acknd. Augt.25,1891.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

(By Myra E. Wright)

Before J. R. Patton N.P.

Recorded Augt 25, 1891.

Book 95 Mortgages Page 599.

June 2/95

Security Savings Bank, a corporation)

By Winfield S. Jones, Vice President,

To

Hyte. Maffre.

Release of Mortgage.

Dated Augt. 20, 1891.

Do certify and declare that a certain mortgage dated August 20, 1885, made and executed by Hyte Maffre to Security Savings Bank recorded in Book 63 of Mortgages page 456 together with the debt thereby secured is fully paid, satisfied and discharged.

Security Savings Bank,

(Corporate)
(Seal)

By Winfield S. Jones,
Vice Pres't.

Acknd. Augt. 20, 1891.

Before James Mason N.P.

San Francisco.

Recorded Augt. 20, 1891.

Book K Releases Mortgages Page 210.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Henry Ward Wright
William H. Wright and
Henry W. Edwards

——— To ———

Rudolph Ree and
Albert Schoenberger.

L E A S E .

Dated Feby.16,1892.

Do grant, demise and let unto the said parties of the second part, that certain ground floor store room of the premises (formerly numbered 225) now numbered 135 West Santa Clara Street in the City of San Jose, and being a part of what is known as the "Lamolle House Property" said store having a frontage on Santa Clara Street of 18 feet by a uniform depth of 74 feet with the privilege of occupying the cellar under said store room and being premises now used by second parties as assigns of Mrs. Frank Kuntz with the appurtenances for the term of three years from March 1, 1892 at the total rent of $2700. payable monthly in advance in equal monthly payments of $75.

H.W. Edwards By H.W.Wright.

W. H. Wright By H.W.Wright.

H. W. Wright (seal)

Rudolph Ree (seal)

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Albert Schoenberger (seal)

Acknd. (by lessees) March 19,1892.

Before Karl Klein N.P.

Recorded March 19,1892.

Before G. Leases Page 348.

Henry W. Edwards and
Alice C. Edwards, his wife, and
Wm. H. Wright and
Myra E. Wright, his wife.

To

Henry Ward Wright.

DEED.

Dated Feby. 27, 1893.

Cons. $10.

Grant, bargain, sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever, all that certain parcel of land situate in the City of San Jose, County of Santa Clara, described as follows, to wit:

Beginning at the point of intersection of the North line of Santa Clara Street with the East line of San Pedro Street and running thence Easterly along the Northerly line of Santa Clara Street 85 feet to a point on said line of Santa Clara Street, distant 108 feet Westerly from the Westerly line of Market street: thence Northerly parallel with (and distant 108 feet Westerly from) said line of Market street 74 feet to land conveyed by Hypolite Maffre to Valentine Koch by deed of May 31, 1889: thence Westerly parallel with Santa Clara Street along the Southerly line of land of

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Koch, 85 feet to the Easterly line of San Pedro Street: thence Southerly along the Easterly line of San Pedro Street to the place of commencement.

Being the same premises conveyed to said Henry W. Edwards and William H.Wright of the first part herein and others by Hypolite Maffre and Desir Tallon by deed dated May 31,1889, which said deed is of record in Liber 116 of Deeds page 512.

Said deed is made subject to a mortgage executed by Wm. H.Wright, H.W. Wright, and H.W.Edwards et.al. to Henry Harris for $19,000. of record in Book 95 of Mortgages page 599.

Acknd. Feby.28,1893.

(By William H.Wright and Myra E.Wright, his wife)

Before W. A. Johnston N.P.

Acknd. March 1,1893.

(by Henry W.Edwards and Alice C. Edwards, his wife)

Before Nick Bowden N.P.

Recorded March 2,1893.

Book 156 of Deeds Page 216.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Henry Ward Wright and
Mary G. Wright, his wife.

To

David Henderson.

DEED.

Dated June 20, 1893.

Cons. $10.

Grant, bargain, sell, convey and confirm unto the said party of the second part and to his heirs and assigns forever, all that certain parcel of land situate in the City of San Jose, County of Santa Clara, bounded and described as follows, to wit:

Beginning at the point of intersection of the Northerly line of Santa Clara street with the Easterly line of San Pedro Street and running thence Easterly and along the Northerly line of Santa Clara Street 85 feet to a point on said line of Santa Clara Street distant 108 feet Westerly from the Westerly line of Market Street: thence Northerly parallel with (and distant 108 feet Westerly from) said line of Market Street 74 feet to land conveyed by Hypolite Maffre and Desir Tallon to Valentine Koch by deed dated dated May 31, 1889, recorded in Liber 116 of Deeds page 512, Records of Santa Clara County: thence Westerly parallel with Santa Clara Street and along the Southerly line of land of said

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Koch 85 feet to the Easterly line of San Pedro Street: thence Southerly along the Easterly line of San Pedro Street to the point of commencement.

H. W. Wright ----

Mary G. Wright -----

Acknd. June 20, 1893.

Before Chas. M. Hatcher N.P.

Recorded June 20, 1893.

Book 160 Deeds Page 234.

TAXES.

State, County and City.

Fiscal years	
1889 - 90	
To	PAID.
1892 - 93	
1893 - 94	Now a Lien.

NO JUDGMENT LIENS.

The foregoing Continuation consisting of pages 146 to 165 inclusive, made at SAN JOSE, CALIFORNIA, JUNE Twenty-sixth 1893, at Nine o'clock A.M.

SAN JOSE ABSTRACT, TITLE AND TRUST COMPANY.

By J C Edwards Manager.

SAN JOSE ABSTRACT TITLE & TRUST CO.
SAN JOSE, CAL.

Continuation
of
The Foregoing Abstract.

AS TO

THE SAME PROPERTY

David Henderson and

Esther C. Henderson, his wife,

TO

Ign Steinhart,

D E E D

Dated Nov.13,1893

Cons.$10.oo

Grant, bargain, sell, convey and confirm unto the second party, and to his heirs and assigns forever, all that certain parcel of land situate in the City of San Jose, County of Santa Clara, described as follows, to wit:

Beginning at the point of intersection of the North line of Santa Clara St with the East line of San Pedro St, and running thence Easterly along the Northerly line of Santa Clara St, 85 ft to a point on said line of Santa Clara St, distant 108 ft Westerly from the Westerly line of Market St; thence Northerly parallel with (and distant 108 ft Westerly from) said line of Market St 74 ft to land conveyed by Hypolite Maffre to Valentine Koch, by deed of May 31st. 1889; thence Westerly parallel with Santa Clara St along the Southerly line of land of Koch, 85 ft to the Easterly line of San Pedro St; thence Southerly along the Easterly line of San Pedro St, to the point of commencement.

Being the same premises conveyed to Henry W.Edwards and Wm.H. Wright and others, by Hypolite Maffre and Desir Tallon, by deed dated May 31st,1889 which said deed is of record in Liber 116 of Deeds Page 512.

SAN JOSE ABSTRACT TITLE AND TRUST CO.
SAN JOSE, CAL.

Ackmd. Nov.13,1893

Before A. V. Fatjo, N.P.

Recorded (at 9:59 A.M.) Jan.10,1895

Book of Deeds, Page

Ignatz Steinhart and

May Steinhart, his wive

—— TO ——

H. W. Wright,

D E E D

Dated Cons.$10.oo Jan.9,1895

Grant, bargain, sell, convey and confirm unto the second party, and to his heirs and assigns forever, all that certain parcel of land situate in the City of San Jose, County of Santa Clara, described as follows, to wit:

(Same as in foregoing deed from D.Henderson et ux, to Ign.Steinhart)

(Signed) Ign.Steinhart (SEAL)

May Steinhart, (SEAL)

Acknd. Jan.9,1895

Before Alfred A.Enquist, N.P.

San Francisco, Cal.

Recorded (at 10:01 A.M.) Jan. 10,1895

Book of Deeds, Page

H. W. Wright

— TO —

Frank Brunst,

L E A S E

Dated Feb.1,1894

Lease store room and frame shed, said store room numbered 131 North side of West Santa Clara St, in the Lamolle House building, in the City of San Jose, with the appurtenances, for a term of three years, from July 1st,1894, at the monthly rent or sum of $55. payable in advance on the 1st. day of each month during said term.

Acknd. (by both parties.) Feb.13,1894

Before Karl Klein, N.P.

Recorded Feb.13,1894

Book H of Leases, Page 315

SAN JOSE ABSTRACT TITLE AND TRUST CO.
SAN JOSE, CAL.

T A X E S

S T A T E, C O U N T Y and C I T Y

Fiscal years,

1893-94 PAID

1894-95 On Land, 1st. Installment, PAID

2nd. " DUE & PAYABLE

On Mortgage, ALL PAID

N O J U D G M E N T L I E N S

The foregoing CONTINUATION consisting of pages 166 to 171, inclusive, made at SAN JOSE, CALIFORNIA, JANUARY Twelfth, 1895 at Nine o'clock A.M.

SAN JOSE ABSTRACT, TITLE & TRUST COMPANY

By J C Edwards

Manager

Jany 18/95

Find no release of Harris mtg. ($19000.)

No opinion of Atty. for Derby Dyes Bank

attached